

GENERAL NOTES

00200 BUILDING CODES:

THE GOVERNING CODES FOR THIS PROJECT ARE:

–2023 FLORIDA BUILDING CODE, 8th EDITION.
–ASCE 7–22
–ACI 318-19 / –ACI 530-16 / –ACI 530I-13
–ANSI 2017
–ANSI B16.1-81(2016)
–ANSI/AWC NDS-2018
–AWS B2.1-2014 / AWS D1.1-2020
–TMS 402-2022 / TMS 602-2022
–WRI/CRSI-81

TO THE BEST OF MY KNOWLEDGE, THE STRUCTURAL PLANS, AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING CODES.

00500 STRUCTURAL LOADING:

THE STRUCTURE HAS BEEN DESIGNED IN ACCORD WITH THE BUILDING CODE AND/OR MORE RESTRICTIVE REQUIREMENTS FOR LOADS AS GIVEN BELOW UNLESS SPECIFIC AREAS OF THE DRAWING SPECIFICALLY CALL FOR DIFFERENT LOADING CRITERIA. REFER TO DRAWINGS FOR LOAD SCHEDULE.

DESIGN LOADS:

ROOF LIVE LOAD = FLAT: 30 PSF / SLOPED: 20 PSF
TRUSSES ROOF DEAD LOAD = SLOPED: 25 PSF
CONCRETE ROOF ADDITIONAL DEAD LOAD = FLAT: 20 PSF
STAIRS LIVE LOAD = 40 PSF
FLOOR LIVE LOAD = 40 PSF
FLOOR ADDITIONAL DEAD LOAD = 45 PSF

WIND:

ULTIMATE WIND SPEED = 175 MPH ; EXPOSURE "C";
BUILDING RISK CATEGORY = II ; Kd=0.85
INTERNAL PRESSURE COEFFICIENT, GCP = ± 0.18 (ENCLOSED BUILDING PER ASCE 7, SECTION 6)

01051 DRAWING DIMENSIONS AND COORDINATION:

DIMENSIONAL INFORMATION, PRICING, ALL DETAILS AND CONSTRUCTION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS. COORDINATE THE REQUIREMENTS OF ALL PROFESSIONALS. USE INFORMATION FROM APPROVED SHOP DRAWINGS TO SUPPLEMENT CONTRACT DOCUMENTS WHERE NECESSARY. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.

THE CONTRACTOR MUST USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE LOCATION OF DERESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC. (DRAWINGS NOT TO BE SCALED.) DISCREPANCIES BETWEEN INFORMATION PRESENTED WITHIN PROJECT SPECIFICATIONS AND WITHIN STRUCTURAL NOTES ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR PRIOR TO PRESENTING HIS OR HER BID. IF SUCH A DISCREPANCY IS DISCOVERED SUBSEQUENT TO BIDDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE OPTION SUBSEQUENTLY SELECTED BY THE ENGINEER AT NO ADDITIONAL COST. CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, CLEARANCES, ETC. OF THE FRAMING SHOWN ON THE STRUCTURAL DRAWINGS AGAINST INFORMATION PROVIDED BY MANUFACTURERS OF SELECTED MECHANICAL EQUIPMENT PRIOR TO PROCEEDING WITH ANY RELATED PORTION OF WORK. ITEMS REQUIRING SUCH REVIEW SHALL INCLUDE ELEVATORS (ELEVATOR PITS, BEAMS ABOVE ELEVATORS DOORS, ETC.) ESCALATORS, DUCTS, COOLING TOWERS, ETC. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY REMEDIAL WORK AND FOR ITS IMPACT ON THE WORK SCHEDULE. RESULTING FROM FAILURE TO PROVIDE EARLY NOTIFICATION OF SUCH CONFLICTS TO THE DESIGN TEAM. POTENTIAL CONFLICTS, ERRORS OR OMISSIONS PRESENT WITHIN THE DRAWINGS (WHETHER WITHIN STRUCTURAL DRAWINGS OR BETWEEN STRUCTURAL, ARCHITECTURAL AND MEP DRAWINGS) SHALL BE IDENTIFIED BY THE CONTRACTOR DURING HIS/HER EARLY REVIEW OF THE PROJECT DOCUMENTS. SUCH CONFLICTS, ERRORS OR OMISSIONS SHALL BE COMMUNICATED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF WORK. IN THE EVENT OF FAILURE TO PROVIDE SUCH A NOTICE AND SUFFICIENT TIME FOR A RESPONSE, THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR COST OF ALL WORK OR REMEDIAL WORK RESULTING FROM SUCH CONFLICTS, ERRORS OR OMISSION, AS WELL AS FOR ITS IMPACT ON THE PROJECT SCHEDULE. (CONTRACTOR AGREES THAT WILL HOLD OWNER, ARCHITECT, ENGINEER, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, HARMLESS FROM ANY AND ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY A REASON OF ANY NEGLIGENCE ON THE PART OF THE CONTRACTOR, OR ANY OF HIS SUBCONTRACTORS, OR ANY MATERIAL AND EQUIPMENT SUPPLIERS, AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN THE PERFORMANCE OF THIS CONTRACT. IN CASE ANY ACTION IS BROUGHT AGAINST THE OWNER, OR ARCHITECT, OR ENGINEER, OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE THEREOF, TO THE FULL SATISFACTION OF THE LATTER PARTY.

WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN THE INHERENT TOLERANCE OF THE MATERIAL, THE REQUIRED MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES EXCEEDING 3% BETWEEN FIELD MEASURED DIMENSIONS AND SCALED DRAWING DIMENSIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS; USE DIMENSIONS.

NOT ALL OPENINGS OR EQUIPMENT ARE SHOWN ON THE STRUCTURAL DRAWINGS, AND IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE SUBCONTRACTORS AND EQUIPMENT SUPPLIERS/MANUFACTURERS. EQUIPMENT BEING SUPPORTED BY OR SUSPENDED FROM THE STRUCTURE SHALL BE COORDINATED WITH THE MANUFACTURER OF ANY PRE-ENGINEERED FRAMING OR COMPONENTS. ALL OPENINGS SHALL BE PROPERLY REINFORCED AS APPROVED BY THE ENGINEER.

FOR CLARITY, ALL ROOF, WALL AND/OR FLOOR OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS. VERIFY ALL SIZES, WEIGHTS AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.

WHERE A LINE OF STRUCTURE, OPENING LOCATION, OR DIMENSION IS CRITICAL AND BASED ON THE REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR, THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION. THIS PROCEDURE IS MANDATORY FOR CURTAIN WALL SYSTEMS, ARCHITECTURAL PRECAST SYSTEMS, AND ALL MECHANICAL AND ELECTRICAL OPENINGS.

THE ENGINEER WILL CLOUD OR OTHERWISE INDICATE REVISIONS TO THESE DOCUMENTS ONLY AFTER THEY HAVE BEEN ISSUED FOR CONSTRUCTION OR FINAL PRICING. CHANGES PRIOR TO THAT DATE WILL NOT BE CLOUDED. CHANGES AND/OR REVISIONS AFTER THE CONSTRUCTION OR FINAL PRICING ISSUE WILL BE CLOUDED IN AN ATTEMPT TO BRING TO THE CONTRACTOR'S ATTENTION ANY MAJOR ITEMS, HOWEVER, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PRICING AND CONSTRUCTION OF ALL REQUIREMENTS. THESE REVISIONS, INCLUDING REVISIONS (FLAGGED OR UN-FLAGGED) WITH ALL OF HIS SUPPLIERS AND SUBCONTRACTORS. REVISIONS ARE IDENTIFIED BY A REVISION NUMBER WITHIN A TRIANGLE. ALL REVISIONS ISSUED ON A SINGLE DATE WILL BE IDENTIFIED BY THE SAME NUMBER.

CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.

DETAILS LABELED AS "TYPICAL DETAILS" ON DRAWINGS AND DETAIL SHEETS, APPLY TO ALL SITUATIONS THAT ARE SIMILAR OR SAME AS THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYS AT EACH LOCATION ON PLAN DRAWINGS. QUESTIONS REGARDING APPLICABILITY OF DETAILS SHALL BE RESOLVED BY THE ARCHITECT OR ENGINEER.

CONSTRUCTION DOCUMENTS MUST GET APPROVAL FROM PERMITTING AGENCIES, THUS IT IS UNDERSTOOD THIS SET OF STRUCTURAL DRAWINGS IS NOT ON FINAL FORM UNTIL IT BEARS THE BUILDING DEPARTMENT PLANS REVIEW PROCESS STAMP AND SIGNATURE OF APPROVAL.

01100 SCOPE OF SERVICE:

THE STRUCTURAL ENGINEER OF RECORD HAS DESIGNED AND IS RESPONSIBLE FOR ONLY THE SPECIFIC STRUCTURAL COMPONENTS SHOWN IN THIS SET OF STRUCTURAL CONSTRUCTION DOCUMENTS. IF A SPECIALTY ENGINEER, AS DEFINED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, IS REQUIRED, HIS SERVICES MUST COMPLY WITH THE SCOPE OF SERVICES AS OUTLINED IN THE PROJECT CONSTRUCTION DOCUMENTS.

CONTRACTOR TO NOTE THAT THE STRUCTURE WAS DESIGNED TO BE SELF-SUPPORTING AND STABLE FOLLOWING INSTALLATION OF ALL COMPONENTS AS INDICATED ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE METHOD AND SEQUENCE OF ERECTION PROCEDURES (INCLUDING IMPLEMENTATION OF TEMPORARY SHORING, BRACING, ETC.) AND TO ENSURE SAFETY THROUGH THE PERIOD OF CONSTRUCTION

OWNER BUILDER AND/OR GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, AND CERTIFICATIONS AND PAY ALL FEES CONNECTED HERewith. OWNER BUILDER AND/OR CONTRACTOR TO GUARD AGAINST ANY AND ALL POSSIBLE HAZARDOUS CONDITIONS, WHICH MAY OCCUR AS A RESULT OF SURVEYING, EXCAVATION, MOVILIZATION OR CONSTRUCTION. OWNER BUILDER AND/OR CONTRACTOR SHALL NOT PERMIT UNAUTHORIZED PERSONS INSIDE THE CONSTRUCTION AREA. OWNER BUILDER AND/OR CONTRACTOR TO INSTALL ALL NECESSARY BARRIERS AND ALL OSHA REQUIRED PROTECTION IN AND AROUND CONSTRUCTION AREA TO PROTECT PUBLIC AND EMPLOYEES. OWNER BUILDER AND/OR CONTRACTOR IS RESPONSIBLE FOR ENCROACHMENTS INTO PUBLIC OR PRIVATE PROPERTY, MADE DURING THE EXECUTION OF THIS WORK AND FOR ANY VIOLATIONS OF RIGHT OF WAYS AND EASEMENTS. IN ALL CASES OWNER BUILDER AND/OR GENERAL CONTRACTOR MUST CONSULT A SURVEYOR AND NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICT.

01400 STRUCTURAL FRAME INSPECTION:

OWNER TO EMPLOY A REGISTERED INSPECTOR TO PERFORM THE DUTIES REQUIRED BY THE LOCAL BUILDING CODE. INSPECTOR SHALL PROVIDE A STATEMENT OF INSPECTION AS REQUIRED BY GOVERNING CODES, WHICH CERTIFIES THAT THE STRUCTURE AND ENVELOPE COMPONENTS ARE IN COMPLIANCE WITH THE APPROVED PERMIT DOCUMENTS.

01800 SHOP DRAWINGS & STRUCTURAL SUBMITTALS:

SUBMIT TO THE STRUCTURAL ENGINEER FOUR ORIGINALS ONLY AFTER THEY HAVE BEEN REVIEWED BY THE CONTRACTOR. IF ADDITIONAL COPIES OF ANY MATERIAL ARE REQUIRED, PLEASE PROVIDE SUCH. HOWEVER, ONLY THREE COPIES WILL BE MARKED BY THE STRUCTURAL ENGINEER.

UNDER NO CIRCUMSTANCES WILL THE USE OF STRUCTURAL DRAWINGS PREPARED BY GF CONSULTING ENGINEERS INC. BE PERMITTED FOR SHOP DRAWING OR BACKGROUND USE. THIS INCLUDES BOTH PHOTOGRAPHIC AND ELECTRONIC REPRODUCTION. SHOP DRAWINGS SHALL BE PREPARED ENTIRELY BY THE VENDOR OR SUBCONTRACTOR GENERATING SUCH SUBMITTAL.

THE USE OF ANY DRAWING PREPARED BY GF CONSULTING ENGINEERS INC. AS BACKGROUND INDICATES ACCEPTANCE OF TERMS AND CONDITIONS BY GF CONSULTING ENGINEERS INC. FOR THEIR USE, AND STIPULATED COMPENSATION MUST BE DELIVERED TO GF CONSULTING ENGINEERS INC. PRIOR TO SUBMITTAL OF SHOP DRAWINGS, OTHERWISE, SHOP DRAWINGS WILL BE RETURNED UNREVIEWED.

REVIEW OF SHOP DRAWINGS IS NOT CONDUCTED FOR DETERMINING THE ACCURACY AND COMPLETENESS OF DETAILS QUANTITIES OR FOR SUBSTANTIATING FABRICATION INSTALLATION INSTRUCTION OR PERFORMANCE OF EQUIPMENT OF SYSTEM, ALL OF WHICH SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REVIEW OF SHOP DRAWINGS DOES NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS, CONSTRUCTION METHODS, METHODS, SEQUENCES OR PROCEDURES, NOR DOES IT INDICATE APPROVAL OF ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. COORDINATION OF ALL TRADES SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR MUST REVIEW ALL QUANTITIES AND DIMENSIONS.

ALLOW ADEQUATE TIME FOR TRANSIT/AND PROCESSING BEFORE FABRICATION. GF CONSULTING ENGINEERS WILL REVIEW AN AVERAGE SUBMITTAL WITHIN 15 CALENDARS DAYS OF RECEIPT DRAWINGS RECEIVED AFTER 3:00 PM WILL BE STAMPED AS RECEIVED THE FOLLOWING DAY. REVIEW OF SHOP DRAWINGS IS LIMITED TO TWO REVIEWS PER SUBMITTAL WITHIN THE SCOPE OF BASIC SERVICES, THAT IS ONE INITIAL REVIEW AND ONE ADDITIONAL REVIEW ONCE MARKED ITEMS HAVE BEEN CORRECTED. REVIEW OF ADDITIONAL SUBMITTALS WILL BE CONSIDERED ADDITIONAL SERVICES, FOR WHICH THE CONTRACTOR MAY BE HELD RESPONSIBLE, THOSE ADDITIONAL SERVICES FEES WILL BE IN ACCORDANCE WITH THE TERMS OF THE ARCHITECT-GFCE AGREEMENT FOR THIS PROJECT. GFCE WILL MARK ONLY THREE SETS OF DRAWINGS REGARDLESS OF HOW MANY COPIES HAD BEEN SUBMITTED, ONLY AFTER DRAWINGS BEAR EVIDENCE OF BEING REVIEWED AND APPROVED BY THE CONTRACTOR. SHOP DRAWINGS SUBMITTED TO GFCE WITHOUT CONTRACTORS APPROVAL WILL BE RETURNED UNREVIEWED.

SPECIALTY OR DELEGATED ENGINEERING SHOP DRAWINGS:

BY DEFINITION A DELEGATED ENGINEER IS A FLORIDA REGISTERED PROFESSIONAL ENGINEER, NOT THE STRUCTURAL ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT. THE DELEGATED OR SPECIALTY ENGINEER SHALL BE AN EMPLOYEE OR OFFICER OF A FABRICATOR, AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR, OR AN INDEPENDENT CONSULTANT RETAINED BY THE FABRICATOR OR HIS SUPPLIER.

SUBMITTALS AND RE-SUBMITTAL FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD-CARRYING MEMBERS, COMPONENTS OR ITEMS, SUBJECT TO FORCES OR STRESSES AND THEIR CONNECTIONS OR ANCHORAGE REQUIRE A DELEGATED OR SPECIALTY ENGINEER.

APPROVED EQUAL OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE AND ARE SUBJECT TO APPROVAL BY THE ARCHITECT. IF AN OPTION IS CHOSEN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES AND COSTS NECESSARY AND FOR COORDINATION OF ALL DETAILS AS REQUIRED TO INCORPORATE THE OPTION INTO THE WORK.

ALL PRE-ENGINEERED/PREFABRICATED ITEMS AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS AND ALTERATIONS ARE ALLOWED ONLY IN WRITING.

THE FOLLOWING SYSTEMS AND COMPONENTS REQUIRE FABRICATION, AND ERECTION DRAWINGS ALONG WITH SIGNED AND SEALED CALCULATIONS BY A DELEGATED ENGINEER:

–ALUMINUM OR LIGHT GAUGE STEEL EXTERIOR WALL SYSTEMS.
–GLAZING AND STORE FRONT SYSTEMS, INCLUDING MULLIONS AND CONNECTIONS.
–POST-TENSIONED CONCRETE MEMBERS.
–PREFABRICATED WOOD TRUSSES.
–PRECAST CONCRETE COMPONENTS: WALLS, COLUMNS, JOISTS.
–CONCRETE TILT-UP WALLS AND COMPONENTS.
–SHORING AND RE-SHORING DRAWINGS.

ALL SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, AS WELL AS THE DESIGN CRITERIA WHICH SHOULD NOT BE IN CONFLICT WITH THOSE SPECIFIED ON THE CONTRACT DOCUMENTS, THE APPLICABLE BUILDING CODE NOR THE SPECIFICATIONS.

IN CASE OF CONFLICT REQUEST FOR CLARIFICATION MUST BE SUBMITTED IN WRITING TO A/E, OR THE MOST STRINGENT CRITERIA MUST BE USED. SUBMITTAL MUST SHOW ALL DETAILS, PLANS AND NECESSARY INFORMATION FOR THE PROPER FABRICATION AND INSTALLATION OF SYSTEM OR COMPONENTS. CALCULATIONS AND DRAWINGS MUST CLEARLY IDENTIFY SPECIFIC PRODUCTS UTILIZED SINCE GENERIC PRODUCTS WILL NOT BE ACCEPTED.

CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

ALL SHOP DRAWINGS AND CALCULATIONS MUST BEAR THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE DELEGATED OR SPECIALTY ENGINEER. IN CASE THAT COMPUTER PRINT-OUTS ARE SUBMITTED THOSE MUST BE ACCOMPANIED WITH DESCRIPTIVE INFORMATION AS OF THE INPUT AND OUTPUT FOR THEIR PROPER EVALUATION. SUCH DESCRIPTION OF COMPUTER PRINT-OUTS MUST BE SIGNED AND SEALED AS WELL WITH A NOTE INDICATING FULL ACCEPTANCE AND LIABILITY OVER THE RESULTS OF SAID COMPUTER PROGRAM. REVIEW BY GFCE/SE OR OF SUBMITTALS IS LIMITED TO VERIFYING THAT THE SPECIFIC STRUCTURAL SUBMITTAL HAVE BEEN FURNISHED; THAT THE STRUCTURAL SUBMITTAL HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER; THAT THE SPECIFIED CRITERIAS, AND DESIGN INTENT HAVE BEEN FOLLOWED AND UNDERSTOOD BY THE DELEGATED ENGINEER; AND THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTAL IS CONSISTENT WITH THE CONTRACT DOCUMENTS.

NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE SINCE THIS IS TO BE PERFORMED BY THE GENERAL CONTRACTOR. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL BE RETURNED UNREVIEWED.

02200 EARTHWORK:

CONTRACTOR SHALL DEWATER SITE AS NECESSARY, SO THAT ALL CONCRETE CAN BE PLACED IN THE DRY. ALL BACK FILL SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. THE BACK FILL SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557. NO BACK FILL MATERIAL SHALL BE PLACED AGAINST WALLS WHICH DO NOT HAVE PERMANENT FLOORS AT THE TOP AND BOTTOM WITHOUT PROVISIONS FOR ADEQUATE TEMPORARY BRACING OF THOSE WALLS. PROVIDE ADEQUATE EXCAVATION BRACING IN ACCORD WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS TO MAINTAIN EXISTING FOOTINGS, UTILITIES, AND OTHER IMPROVEMENTS IN A SAFE CONDITION.

02011 FOUNDATIONS:

FOUNDATION HAS BEEN DESIGNED FOR A SOIL VALUE OF 2000 PSF. ENGINEER OF RECORD HAS VERIFIED SOIL CONDITIONS AT SITE, AND FOUND THE UPPER LEVEL COMPRISED OF FINE TO MEDIUM GRAINED SAND WITH LIMBROCK FRAGMENTS, ROOTS AND ORGANICS TO A DEPTH OF APPROXIMATE 10 TO 14 INCHES, BELOW THAT LAYER WE OBSERVED LIMBROCK AND SAND WITH WHAT APPEARS TO BE A MEDIUM TO DENSE COMPACTION. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL LIMBROCK OR COMPACTED FILL PER SECTION 02210 IN THESE NOTES. THE SEOR OR THE ARCHITECT WILL SUBMIT A LETTER AFTER THE GROUND HAS BEEN BROKEN TO CONFIRM THAT SOLS CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN WAS BASED.

02210 STRUCTURAL FILL:

FOUNDATIONS PLACED ON COMPACTED LIMBROCK STRUCTURAL FILL HAVE BEEN DESIGNED FOR A BEARING OF 3000 PSF. FILL TO BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557. PREPARE PAD AND PLACE FILL IN STRICT COMPLIANCE WITH GEOTECHNICAL REPORT, BUT LAYERS OF 6" THICK MAXIMUM AND UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.

SOIL COMPACTION AND FILL PLACEMENT SHALL BE CONTROLLED AND MONITORED BY CERTIFIED TESTING AGENCY. TAKE A MINIMUM OF 2 FIELD PLACEMENT TESTS (ASTM D-1556 OR ASTM D-2922) FOR EACH LAYER OF FILL. THE TESTING AGENCY SHALL RANDOMLY SELECT TEST LOCATIONS. EACH LAYER OF FILL MUST BE COMPACTED BEFORE PLACEMENT OF THE NEXT LAYER. DURING BATCHING, THE INCOMING MATERIAL CONSISTENCY SHOULD BE MONITORED AND CONTROLLED.

BOTTOM OF EXCAVATIONS MUST BE COMPACTED WITH A WALK-BEHIND VIBRATORY SLED OR ROLLER HAVING A MINIMUM STATIC WEIGHT OF 2400 WITH CENTRIFUGAL FORCE OF 300 LBS. AND A MAXIMUM STATIC WEIGHT OF 1000 LBS WITH CENTRIFUGAL FORCE OF 5000 LBS. COMPACT UNTIL SOIL 1 FT BELOW COMPACTION SURFACE REACHES A DRY DENSITY OF 95% OF MAXIMUM AS DETERMINED BY A MODIFIED PROCTOR (ASTM D-1557). TAKE A MINIMUM OF:

–ONE DENSITY TEST (ASTM D-1556 OR ASTM D-2922) FOR EACH SPREAD FOOTING.
–ONE TEST PER 200 SQ. FEET OF CONTINUOUS FOOTING OR NOT LESS THAN 3 AGGREGATE SIZES – FINE, INTERMEDIATE, AND LARGE – SHALL BE USED.
–ONE FOR EVERY 1000 SQ. FT. PER LAYER OF FILL (BUT A MINIMUM OF 2).
SOIL COMPACTION MUST BE FIELD CONTROLLED AND MONITORED BY A CERTIFIED TESTING AGENCY OR GEOTECHNICAL ENGINEER OF RECORD. DENSITY TEST REPORTS MUST BE AT THE SITE PRIOR TO REINFORCEMENT INSPECTION. IF SOIL IS DISTURBED DURING FOOTING EXCAVATION OR AFTER EXCAVATION HAD BEEN COMPLETED, RE-COMPACTION AS DESCRIBED ABOVE MUST BE DONE.

02240 EXCAVATION:

STRIP TOP SOIL (MINIMUM 6 INCHES) AT LEAST FIVE FEET PAST EXTERIOR BUILDING LINES. ALL DELETERIOUS MATERIAL MUST BE COMPLETELY REMOVED, INCLUDING EXISTING FOUNDATIONS OF DEMOLISHED BUILDINGS. DO NOT EXCAVATE FOR ANY PURPOSE WITHIN ONE FOOT OF THE ANGLE OF REPOSE OF ANY SOIL BEARING FOOTING OR FOUNDATION. UNLESS SUCH FOOTING OR FOUNDATION IS FIRST PROPERLY UNDERPINNED OR OTHERWISE PROTECTED AGAINST SETTLEMENT. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATION AND DEWATERING OPERATION IN SUCH A MANNER AS TO ENSURE PROPER CONCRETE PLACEMENT AND PREVENT DAMAGE TO STRUCTURAL ELEMENTS. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, SHEET PILING, AND PROTECTION TO ADJACENT PROPERTIES, STRUCTURES, STREET, UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND ALL OSHA REGULATIONS.

03100 CONCRETE FORMWORK:

CONTRACTOR SHALL DESIGN AND ERECT FORMWORK IN STRICT COMPLIANCE WITH ACI 347-04. SEE TYPICAL DETAILS FOR CAMBER REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL OPENINGS AS REQUIRED FOR OTHER TRADES. CONTRACTOR SHALL TACKLE STRUCTURAL DRAWINGS TO IDENTIFY DESIGN INTENT ONLY. THE SPECIFIC DIMENSIONS AND LOCATIONS SHALL BE FURNISHED OR CONFIRMED BY THE TRADE REQUIRING THE OPENING. PROVIDE CHAMBERS AT ALL CORNERS IN CONCRETE MEMBERS EXPOSED TO VIEW. FORMWORK TO REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED ENOUGH STRENGTH TO SUPPORT ALL DEAD LOADS PLUS A MINIMUM OF 50 PSF OF ADDITIONAL CONSTRUCTION LOAD. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

03110 SHORING & RESHORING:

CONTRACTOR MUST PROVIDE SHORING AND RESHORING DRAWINGS PREPARED BY A DELEGATED ENGINEER AND CONFORMING TO THE REQUIREMENTS OF SECTION 3100

"CONCRET FORMWORK", DESIGN FORMS AND SHORES FOR HORIZONTAL CONCRETE MEMBERS FOR NOT LESS THAN DEAD LOAD PLUS 50 PSF CONSTRUCTION LOAD AND FOR THE CUMULATIVE LOADS OF SUPPORTED FLOORS, DESIGN WOOD SHORES WITH A MINIMUM SAFETY FACTOR OF 3, AND METAL SHORES WITH A MINIMUM SAFETY FACTOR OF 2. THE MAXIMUM SUPERIMPOSED CONSTRUCTION LOAD APPLIED TO FLOORS SUPPORTING SHORES OR RESHORES SHALL NOT EXCEED 75% OF THE LIVE LOAD SPECIFIED FOR SLABS AND JOISTS AND 60% OF THE LIVE LOAD SPECIFIED FOR BEAMS. NO CONSTRUCTION LOAD SHALL BE APPLIED TO ANY MEMBER UNTIL THE CONCRETE IS A MINIMUM OF 14 DAYS OLD AND THE 7 DAYS STRENGTH IS 70% OF THE SPECIFIED 28 DAYS STRENGTH. REMOVAL OF FORMWORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REMOVE FORMS IN SUCH A MANNER TO INSURE JOB SAFETY AND TO PREVENT DAMAGE TO AND CREEP DEFLECTION OF THE STRUCTURE. FOLLOW THE MINIMAL GUIDELINES FOR REMOVAL OF HORIZONTAL FORMS: –SLABS WITH SPANS LESS THAN 5'-0", FORMS MAY BE REMOVED 24 HOURS AFTER COMPLETING CONCRETE POUR, PROVIDED STRENGTH VERIFICATION IS REQUIRED, UNLESS AIR TEMPERATURE HAD FALLEN BELOW 60F. DURING THE 24 HRS PERIOD, NO RESHORING IS REQUIRED. –SLABS BETWEEN 5'-0" AND 10'-0", FORMS MAY BE REMOVED 72 HRS AFTER COMPLETING CONCRETE POUR, PROVIDED IS AT LEAST 70% OF SPECIFIED 28 DAYS DESIGN STRENGTH, RESHORING NECESSARY. –DO NOT REMOVE SHORING UNTIL CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 2800 PSI AS A MINIMUM, SHORING AND RESHORING SHALL REMAIN IN PLACE AS FOLLOWS:

–BEAMS: SHORES: 7 DAYS RESHORES: 14 DAYS
–JOISTS: SHORES: 72 HRS RESHORES: 14 DAYS
–CANTILEVER SLAB: SHORES: 7 DAYS RESHORES: 14 DAYS
–CANTILEVER BEAM: SHORES: 7 DAYS RESHORES: 14 DAYS

THE SHORING AND RESHORING MUST BE INSPECTED BY THE DELEGATED ENGINEER OR HIS AUTHORIZED REPRESENTATIVE PRIOR TO EACH CONCRETE POUR AND SUBMIT A WRITTEN SIGN AND SEALED REPORT TO THE THRESHOLD OR SPECIAL INSPECTOR AND TO THE CONTRACTOR STATING THAT THE WORK IS IN GENERAL COMPLIANCE WITH HIS/HER SHORING AND RESHORING DRAWINGS. COPIES OF THE FIELD REPORTS MUST BE SUBMITTED TO THE ARCHITECT, THE OWNER, THE GENERAL CONTRACTOR, THE BUILDING OFFICIAL AND TO GFCE ON A BI-WEEKLY BASIS. THE REPORTS MUST CLEARLY INDICATE ANY ITEMS REQUIRING CORRECTED DEVIATION FROM SHORING DRAWINGS, ANY SKETCHES SUBMITTED TO CORRECT DEFICIENCIES, AND AREAS ACCEPTED AND RELEASED FOR CONCRETE POURS, NO GENERIC LETTER WILL BE ACCEPTED, THIS REPORT MUST CLEARLY INDICATE NAME AND LOCATION OF PROJECT, DATE AND TIME AS WELL AS WORKING CONDITION DURING INSPECTION INCLUDING WEATHER AND TEMPERATURE.

3350 EXPOSED SLAB ON GRADE

EARTH SUBGRADE

GC TO FINE GRADING THE SUBGRADE UNIFORMLY FLAT USING A LASER DEVICE.

PROVIDE A MEMBRANE RATED CLASS "A" ACCORDING TO ASTM E1745 – 09 STANDARD SPECIFICATION FOR WATER VAPOR RETARDERS USED IN CONTACT WITH SOLID OR GRANULAR FILL UNDER CONCRETE SLABS THAT HAS THE FOLLOWING PROPERTIES:

- PERMEANCE: NOT MORE THAN 0.1 PERMS (GRAINS/SQ FT/HR/IN-HG) AFTER CONDITIONING TESTING ACCORDING TO SECTION 7.1 OF ASTM E154 – 08A STANDARD TEST METHOD FOR WATER VAPOR RETARDERS USED IN CONTACT WITH EARTH UNDER CONCRETE SLABS, ON WALLS, OR AS GROUND COVER.
- THICKNESS: 15 MILS.
- TENSILE STRENGTH: NOT LESS THAN 45 LBF/IN.
- PUNCTURE RESISTANCE: 2200 GRAMS.

INSTALLATION OF THE VAPOR BARRIER SHOULD COMPLY WITH ASTM E1643 – 09 STANDARD PRACTICE FOR SELECTION, DESIGN, INSTALLATION, AND INSPECTION OF WATER VAPOR RETARDERS USED IN CONTACT WITH EARTH OR GRANULAR FILL UNDER CONCRETE SLABS.

CONCRETE MIX DESIGN

- IN ADDITION TO SECTION 3300 THE FOLLOWING MUST BE FOLLOWED:
 - EACH MIX INGREDIENT SHOULD BE FROM THE SAME SOURCE, FROM THE SAME RESPECTIVE BATCH, AND EACH DELIVERED TO THE CONCRETE PRODUCER IN ONE DELIVERY.
 - TYPE I PORTLAND CEMENT ACCORDING TO ASTM C150 – 09 STANDARD SPECIFICATION FOR PORTLAND CEMENT.
 - A WATER-TO-CEMENT (W/C) RATIO OF 0.45.
 - UNIFORMLY GRADED MIX OF NOT LESS THAN 3 AGGREGATE SIZES – FINE, INTERMEDIATE, AND LARGE – SHALL BE USED.
 - THE MIX SHOULD NOT BE AIR ENTRAINED.
 - ADMITURES: PLASTICIZERS, SLAG, FLY ASH, OR OTHER PRODUCTS REPLACING PORTIONS OF THE PORTLAND CEMENT IN THE CONCRETE MIX IS NOT RECOMMENDED. IF ANY OF THESE ARE USED, THE TOTAL VOLUME SHOULD NOT EXCEED 20 PERCENT OF THE PORTLAND CEMENT VOLUME.
 - ADMITURES SHOULD NOT BE CALCIUM CHLORIDE BASED.
 - IF AN INTEGRAL COLOR IS INCLUDED IN THE CONCRETE MIX, THE MINIMUM BATCH SIZE SHOULD BE 3 CUBIC YARDS.
 - DURING BATCHING, THE INCOMING MATERIAL CONSISTENCY SHOULD BE MONITORED AND CONTROLLED.
 - THE COMPRESSIVE STRENGTH SHOULD NOT BE LESS THAN 3,500 PSI.

PLACING CONCRETE

- WATER ADDED BY THE TRANSIT MIXER DRIVER SHOULD BE MONITORED AND CONTROLLED.
- DURING MIXING, TRANSPORTING, AND PLACING THE CONCRETE MIX, MONITOR AND CONTROL THE TEMPERATURE TO NOT MORE THAN 85 DEGREES F.
- THE SLUMP AT THE POINT OF DISCHARGE SHOULD BE 5 INCHES, PLUS OR MINUS 2".

FINISHING CONCRETE

- AFTER PLACEMENT OF THE CONCRETE MIX, STRIKE OFF THE SURFACE USING A LASER SCREED, THEN BULL FLOAT AT 90 DEGREES TO THE SCREED PULL DIRECTION, VIB AND CONSOLIDATE, AND LEVEL TO SPECIFIED ELEVATION. A 10 FOOT CHECK ROD IS RECOMMENDED.
- IF PLACING CONCRETE MIX AT EDGES, USE A 36 INCH LONG METAL OR WOOD EDGED SCREED AND RUN PARALLEL WITH THE FORMWORK OR EDGE AFTER THE INITIAL SCREEDING AND BEFORE FLOATING. HAND FLOATING SHOULD BE PARALLEL TO THE EDGE AND PERFORMED IN 24 INCH INCREMENTS TO AVOID LIFTING OR DEPRESSING THE SURFACE. AVOID PULLING EXCESSIVE AMOUNTS OF THE CONCRETE MIX TO THE EDGES BY EITHER NOT USING HAND TOOLS MORE THAN 24 INCHES FROM THE EDGE, OR FLOATING IN A FAN DIRECTION.
- WHEN LITTLE OR NO BLEED WATER IS PRESENT AND CONCRETE MIX HAS SUFFICIENTLY HARDENED TO SUPPORT FINISHING EQUIPMENT WITHOUT CAUSING IMPERFECTIONS IN THE SURFACE, BEGIN MACHINE FLOATING USING PANS AND MAKE TWO PASSES.
- TO IMPROVE THE POSSIBILITY OF ACHIEVING THE SPECIFIED FLATNESS/LEVELNESS REQUIREMENTS, CHECK AND RE-STRAIGHTEN IF NECESSARY USING A 10 FOOT OR LONGER HIGHWAY STRAIGHT EDGE OR BUMP CUTTER.
- WHEN MACHINE FLOATING EDGES, USE PANS AND OVERRUN THE FORMED EDGE BY 5 FEET. FOR BOTH WALK-BEHIND AND RIDING EQUIPMENT, MAKE THE FIRST PASS ALONG THE EDGE WITH THE LEFT SIDE, OR CUTTING SIDE, OF THE EQUIPMENT TO PULL DOWN HIGH SPOTS OF THE SURFACE. MAKE A SECOND PASS ALONG THE EDGE WITH THE RIGHT SIDE, OR FILLING SIDE, OF THE EQUIPMENT TO FILL LOW SPOTS IN THE SURFACE.
- STEEL TROWEL SURFACE IN THREE PASSES WITHOUT BURNING THE SURFACE OR BURNING THE AGGREGATE (PLASTIC TROWEL BLADES WILL PREVENT BURNING THE AGGREGATE).
- LIGHTLY HAND OR MACHINE TOOL EDGES CONSTRUCTION JOINTS AND EXPOSED CARE THAT EDGES ARE NOT DEPRESSED OR CHATTERED ALONG BULKHEADS, FORMED EDGES, COLUMNS, AND PIPE PENETRATIONS.
- DO NOT DUST THE FINISHED SURFACE WITH DRY PORTLAND CEMENT OR SAND TO ACCELERATE CURING AND DRYING.

CONCRETE CURING AND DRYING

EVAPORATION CONTROL AND WET CURING CONCRETE SLABS ACCORDING TO ACI 308R-01: GUIDE TO CURING CONCRETE (REAPPROVED 2008) WITHOUT THE USE OF TOPICALLY APPLIED CURING COMPOUNDS. WHILE TOPICALLY APPLIED CURING COMPOUNDS MAY ASSIST WITH CURING DURING THE FIRST FEW DAYS OF PLACEMENT, THEY RETARD CONCRETE DRYING IN THE WEEKS AND MONTHS AFTER CURING AND MAY CAUSE THE SLAB TO BE TOO WET WHEN THE TIME COMES FOR DIAMOND POLISHING OR FLOOR COVERING APPLICATION. DENSIFIERS AND HARDENERS SHOULD NOT BE APPLIED TO CONCRETE.

FLOOR FLATNESS/LEVELNESS CRITERIA

	SPECIFIED OVERALL VALUE	MINIMUM LOCAL VALUE
FF FLOOR FLATNESS	50	35
FL FLOOR LEVELNESS	30	20

THE FLOOR FLATNESS AND LEVELNESS SHOULD BE TESTED WITHIN 8 HOURS AFTER COMPLETION OF THE FINAL TROWELING OPERATION ACCORDING TO ASTM E1155 – 96(2008) STANDARD TEST METHOD FOR DETERMINING FF FLOOR FLATNESS AND FL FLOOR LEVELNESS NUMBERS BY AN INDEPENDENT TESTING AGENCY EXPERIENCED WITH THE TESTING PROCEDURE AND POSSESSING THE NECESSARY EQUIPMENT.

CONTRACTION JOINTS

JOINTS BY SAW-CUTTING SLABS AS SOON AS POSSIBLE (WITHIN 24 HRS.) AFTER FINISHING CONCRETE. PROVIDE MINIMUM OF 1/8" x 6" EACH WAY PLACED DIAGONALLY AT MID-DEPTH OF SLAB RAVELING OR DISJUNCTION AGGREGATES AT THE FOLLOWING SPACING TO MINIMIZE SLAB CURLING AND CRACKING. THE JOINT PATTERN SHALL BE SQUARE, OR RECTANGULAR WITH ASPECT RATIO NOT MORE THAN 2:1 AND LIMITED TO AN AREA NOT EXCEEDING 220 SQ. FEET.

03200 CONCRETE REINFORCEMENT:

WORK SHALL BE IN ACCORD WITH ACI 301-05, SP-66(94), ACI 318-08, CRSI "MANUAL OF STANDARD PRACTICE" 2001, CRSI "PLACING REINFORCING BARS" 2005, WWR-500 "MANUAL OF STANDARD PRACTICE", 2006. BARS SHALL CONFORM TO ASTM SPECIFICATION A615(S1), GRADE 60. EXCEPT (1) THE MAXIMUM YIELD STRENGTH SHALL BE 78,000 PSI AND (2) THE TENSILE SHALL NOT BE LESS THAN 1.25 THE ACTUAL YIELD STRENGTH. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WELDED BAR MATS SHALL CONFORM TO ASTM A497. SEE TYPICAL DETAILS FOR SPICE REQUIREMENTS. TOTAL STEEL AT LAP SPICES SHALL NOT EXCEED 8% THEREFORE, MEMBERS WITH REINFORCING RATIO NOT EXCEEDING 4% MAY HAVE ALL BARS LAPPED, 5.3% MAY HAVE 1/2 BARS LAPPED, AND 6.0% MAY HAVE 1/3 BARS LAPPED. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH ACI 439-3R-83. WELDING SHALL BE IN ACCORD WITH AWS D1.4-92 AND PERFORMED ONLY UNDER DIRECT SUPERVISION OF OWNER'S REPRESENTATIVE.

SLEEVE ALL PIPES THRU SLAB INDIVIDUALLY, UNLESS APPROVED BY GFCE, WHERE PIPES OR DUCTS PENETRATE SLAB A MAXIMUM OF TWO BARS EACH WAY MAY BE USED TO REINFORCE THE AREA AROUND EACH PIPES OR DUCTS. REPLACE BY SPIRE BARS ALONGSIDE OF OPENING WITH AN EQUIVALENT AREA TO THE CUT BARS, AND EXTENDING AT LEAST A 48 BARS DIAMETER LAP. PLACE ALL OPENINGS LARGER THAN 6" NOT SHOWN ON STRUCTURAL DRAWINGS AND ALL CONDUITS IN SLABS IN ACCORDANCE WITH ACI-318-08 CHAPTER 6.3 AND SUBMIT SHOP DRAWING SHOWING SIZE AND LOCATION. FOR SEOR'S REVIEW, PROVIDE MINIMUM OF 1/8" x 6" EACH WAY PLACED DIAGONALLY AT MID-DEPTH OF SLAB AROUND ALL OPENINGS LARGER THAN 12" UNLO ON DRAWINGS. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318-08 CHAPTER 6.4 AND SUBMIT SHOP DRAWING SHOWING LOCATIONS AND SEQUENCE AND DIRECTION OF POUR FOR REVIEW. PROVIDE KEYWAYS AND DOWELS AS SHOWN ON DETAILS IN ALL CONSTRUCTION JOINTS.

Tension Development and Splice Lengths for f'c=3,000 psi and fy=60 ksi									
Development		Class "B" Splice		Standard 90 deg. Hook					
Bar Size	Top Bar	Other Bar	Top Bar	Other Bar	Embed.	Leg	Bend Dia.	Length	
(in.)	(in.)	(in.)	(in.)	(in.)	(in.)	(in.)	(in.)	(in.)	
#3	22	17	28	22	6	6	2-1/4		
#4	29	22	37	29	8	8	3		
#5	36	28	47	36	10	10	3-3/4		</

GENERAL NOTES

03300 CAST-IN-PLACE CONCRETE (CONT.):

CEMENT SHALL CONFORM TO ASTM C150, TYPE II. AGGREGATE PER ASTM C33. LIGHTWEIGHT AGGREGATE PER ASTM C330. DO NOT TAMP SLABS USE ROLLER BUG, VIBRATING SCREED OR BULL FLOAT ONLY. PROVIDE AIR-ENTRAINING ADMIXTURE AT ALL EXPOSED CONCRETE AT A RATE ADEQUATE TO PROVIDE 5.0% AIR AT POINT OF PLACEMENT, TESTED IN ACCORDANCE WITH ASTM C233.

CONCRETE CONTAINING SUPERPLASTICIZING ADMIXTURE SHALL HAVE FIELD-VERIFIED 3" MAXIMUM SLUMP PRIOR TO ADDING ADMIXTURE AND 8" MAXIMUM SLUMP AT PLACEMENT. MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301 AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONSIDER THE USE OF SUPERPLASTICIZER WHERE CONGESTION OF REBAR IS LIKELY TO CAUSE ROCK POCKETS OR VOIDS. THE CEMENT FOR THE MIX SHALL BE TYPE II. THE RATE OF PLACING SUCH CONCRETE SHALL BE REDUCED OR THE FORM STRENGTH SHALL BE INCREASED TO SAFELY RESIST INCREASED PRESSURE AGAINST THE FORMS. DO NOT USE WITH COLORED CONCRETE.

FIBER MESH REINFORCEMENT IN SLABS ON GRADE (IF USED) SHALL CONFORM TO ASTM C 1116, TYPE III, SYNTHETIC FIBERS OF 100 PERCENT VIRGIN POLYPROPYLENE. FIBRILLATED FIBERS CONTAINING NO REPROCESSSED OLEFIN MATERIALS; 70 KSI. PROVIDE MINIMUM OF 1.5 POUNDS OF FIBERS PER CUBIC YARD OF CONCRETE USED.

NO CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE INSTALLED WITHOUT APPROVAL OF THE ENGINEER. PROVIDE 3/4" CHAMFER AT ALL CORNERS, U.N.O.

CONCRETE SHALL NOT BE DROPPED MORE THAN FIVE FEET VERTICALLY WITHOUT USE OF TREMIES.

CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS PROVIDED THE REQUIRED CONCRETE COVERAGE FOR REINFORCING IS MAINTAINED. CONCRETE WALLS AND COLUMNS SHALL BE DOWELED FROM SUPPORTS WITH BARS OF THE SAME SIZE AND SPACING. SEE "REINFORCING STEEL" FOR LAP REQUIREMENTS.

OPENINGS, POCKETS, BLOCKOUTS, ETC. SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS ETC. UNLESS SPECIFICALLY DETAILD ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS PREPARED BY OTHERS SHOW OPENINGS, POCKETS, BLOCKOUTS, ETC. THAT ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. DO NOT PROCEED UNTIL DIRECTED BY THE ENGINEER IN WRITING.

PROVIDE 1/2" PREFORMED JOINT FILLER WHERE EXTERIOR SLABS ABUT VERTICAL SURFACES, TYPICAL U.N.O. COORDINATE WITH ARCHITECT.

MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND EMBEDDED ITEMS AND UNDER FLOOR DUCTS, ETC. CAST CLOSURE FOUR AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED.

CONCRETE WHICH HAS CONTAINED WATER FOR MORE THAN 90 MINUTES (60 MINUTES IF AIR TEMPERATURE EXCEEDS 85°) SHALL NOT BE USED. RETEMPERING OF CONCRETE AFTER INITIAL SET HAS OCCURRED IS NOT PERMITTED.

CURE EXPOSED CONCRETE FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI 308, ACI 360 AND ACI 302.1 PROCEDURES IN ORDER TO PREVENT SHRINKAGE CRACKING. CURE WITH CURING AND SEALING COMPOUND, MOST CURING, MOISTURE-RETAINING COVER CURING, OR COMBINATIONS THEREOF. IF CURING COMPOUND IS USED, APPLY AT A RATE SPECIFIED BY THE MANUFACTURER, BUT NOT LESS THAN 1 GALLON PER 200 SQUARE FEET OF SURFACE AREA.

CONCRETE COMPRESSIVE STRENGTH AND SLUMP SHALL BE TESTED PER ASTM C31, C39 AND C172 AND IN ACCORDANCE WITH BEC SECTION 1905. FOR EACH CLASS OF CONCRETE USED PROVIDE 4 CYLINDERS PER TEST FOR EACH DAY'S CONCRETE PLACEMENT NOR LESS THAN ONE TEST FOR EACH 50 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5,000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS (NOTE: ALL CONCRETE EXCEPT CURBS AND SIDEWALKS SHALL BE TESTED). TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS, WITH ONE HELD. TESTING SHALL BE DONE BY A QUALIFIED TESTING LABORATORY.

ALL HOT WEATHER CONCRETING SHALL MEET THE REQUIREMENTS OF ACI 305; AND ACI 306 FOR COLD WEATHER CONCRETING.

AT MOISTURE SENSITIVE FLOORINGS, TO HELP RESIST BELOW-SLAB MOISTURE ENTERING THE SLAB, THE CONCRETE MIX SHALL HAVE A MAXIMUM 0.45 WATER TO CEMENT RATIO AND SHALL INCLUDE A WATER-REPELLENT ADMIXTURE (SUCH AS RHEOMIX 235 BY MASTER BUILDERS, DARAPEL BY GRACE PRODUCTS OR EQUIVALENT; WITH DOSAGE PER MANUFACTURER). DISCLAIMER: THE STRUCTURAL ENGINEER IS NOT AN EXPERT IN THE FIELD OF MOISTURE RETARDANT SLABS AND SYSTEMS THAT RELATE TO PREVENTING BELOW-SLAB MOISTURE PENETRATING THE SLAB AND IS THEREBY NOT RESPONSIBLE FOR ANY POSSIBLE MOISTURE THAT MAY PENETRATE THE SLAB (THE STRUCTURAL ENGINEER DOES NOT GUARANTEE THE WATER REPELLENT ADMIXTURE WILL PREVENT ALL OR ANY BELOW-SLAB MOISTURE FROM ENTERING THE SLAB.

THE FLOOR SLAB SHALL BE PLACED WITH A VIBRATORY SCREED USING A LASER LEVEL TO ACCOMPLISH A FINISH WITH CLASS A TOLERANCE, HAVING TRUE PLANES WITHIN 1/4 INCH IN 10 FEET, AS DETERMINED BY A 10 FOOT STRAIGHTEDGE PLACED ANYWHERE ON THE SLAB IN ANY DIRECTION. BEFORE INSTALLING THE FLOOR COVERING, (MINIMUM OF 28 DAYS AFTER FLOOR SLAB IS PLACED) ALL JOINTS SHALL BE INSPECTED / MEASURED FOR SLAB CURL, AND JOINTS NOT MEETING SPECIFICATIONS SHALL BE GROUND FLAT, PRIOR TO ACCEPTANCE OF SLAB BY THE ARCHITECT. (NOTE: THE COST FOR GRINDING SHALL BE CARRIED AS AN ALLOWANCE BY THE GENERAL CONTRACTOR WITH THE GRINDING BEING PERFORMED UNDER THE DIRECTION OF THE SUB - CONTRACTOR).

THE FLOOR SLAB SHALL BE PLACED WITH A VIBRATORY SCREED USING A LASER LEVEL TO ACCOMPLISH A FINISH WITH CLASS A TOLERANCE, HAVING TRUE PLANES WITHIN 1/4 INCH IN 10 FEET, AS DETERMINED BY A 10 FOOT STRAIGHTEDGE PLACED ANYWHERE ON THE SLAB IN ANY DIRECTION. BEFORE INSTALLING THE FLOOR COVERING, (MINIMUM OF 28 DAYS AFTER FLOOR SLAB IS PLACED) ALL JOINTS SHALL BE INSPECTED / MEASURED FOR SLAB CURL, AND JOINTS NOT MEETING SPECIFICATIONS SHALL BE GROUND FLAT, PRIOR TO ACCEPTANCE OF SLAB BY THE ARCHITECT. (NOTE: THE COST FOR GRINDING SHALL BE CARRIED AS AN ALLOWANCE BY THE GENERAL CONTRACTOR WITH THE GRINDING BEING PERFORMED UNDER THE DIRECTION OF THE SUB - CONTRACTOR).

03610 ADHESION & EXPANSION ANCHORS

ANCHORING ADHESIVE SHALL BE A TWO COMPONENT 100 % SOLIDS EPOXY BASED SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD SIDE-BY-SIDE CARTRIDGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATIONS FOR TYPE I, II, III, IV, AND V, GRADE 3, CLASS B AND C AND MUST DEVELOP A MINIMUM 12650 PSI COMPRESSIVE YIELD STRENGTH AFTER 7 DAYS CURE. ADHESIVE MUST HAVE DADE COUNTY NOTICE OF ACCEPTANCE, UNLESS OTHERWISE INDICATED ON DRAWING ANCHORS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE INDICATED ON DRAWINGS ANCHORS SPACING, AND EMBEDMENT EQUAL TO 9 TIMES THE ANCHOR DIAMETER, AND EDGE DISTANCE OF 1.5 TIMES THE EMBEDMENT MUST BE PROVIDED.

DIAMETER OF HOLE SHALL BE 1/16 INCH LARGER THAN DIAMETER OF ANCHOR BOLT AND 1/8 INCH LARGER THAN DIAMETER OF REINFORCING BAR.

EXPANSION ANCHORS MUST BE A THREADED STUD WITH AN INTEGRAL CONE EXPANDER AND A SINGLE PIECE EXPANSION CLIP. THE STUD SHALL BE CARBON STEEL WITH A MINIMUM 70,000 PSI TENSILE STRENGTH, OR TYPE 303, 304 OR 316 STAINLESS STEEL CALLED FOR ON THE DRAEGS. ANCHORS SHALL MEET FEDERAL SPECIFICATION A-A-1923A, TYPE 4, UNLESS NOTED OTHERWISE ON DRAWINGS. EXPANSION BOLTS MUST BE KWIK BOLT FROM HILTI WITH DADE COUNTY NOTICE OF ACCEPTANCE #06-0810.13. FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION, UNLESS NOTED ON DRAWINGS THE EMBEDMENT MUST BE 9 TIMES THE ANCHOR DIAMETER, THE MINIMUM EDGE DISTANCE TO BE 12 ANCHOR DIAMETER AND THE CENTER TO CENTER SPACING OF ANCHORS MUST BE TWO TIMES THE EDGE DISTANCE.

IN ALL CASE, ANCHORS MUST HAVE LENGTH IDENTIFICATION HEAD MARKS. CONTRACTOR MUST PROVIDE WITH LOAD PROOF INDICATOR KIT FOR VERIFICATION OF BOLTS CAPACITY. LOCATION AND QUANTITY OF BOLTS TO BE TESTED WILL BE AT THE INSPECTOR'S OPTION. IN NO CASE LESS THAN ONE BOLT PER SIZE, PER APPLICATION.

04220 CONCRETE MASONRY UNIT:

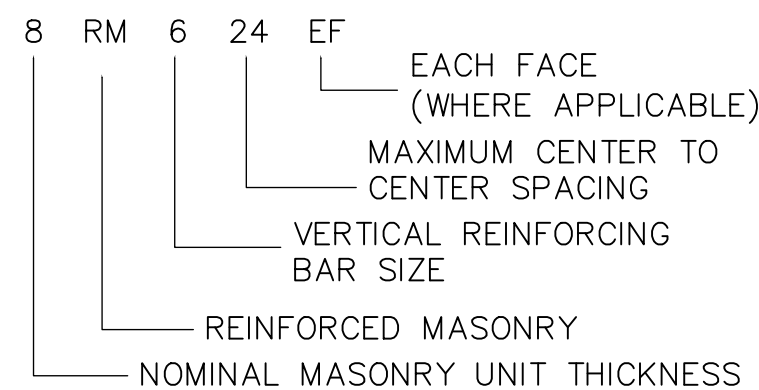
ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530-11 AND "STRUCTURES", ACI 530.1 AND ALL APPLICABLE LOCAL BUILDING CODE PROVISIONS. ALL MASONRY WALLS TO BE CONSTRUCTED ENTIRELY OF UNITS CONFORMING TO ASTM C 90, AND REINFORCED WITH #9 GAGE LADDER TRUSS TYPE HORIZONTAL MASONRY REINFORCING LOCATED AT 16" O.C.. FOR TIE-BEAM/TIE COLUMNS OR UNREINFORCED MASONRY, AND LADDER TYPE FOR REINFORCED MASONRY.

ALL MASONRY TO BE LAID IN TYPE "M" MORTAR (AVERAGE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI ON THE JOB) WITH FULL HEAD AND BED JOINTS. ALL MASONRY CONSTRUCTION TO BE EITHER BOUND BY TIE BEAM, TIE COLUMN MEMBERS AND TIED TO FRAME BY EXTENDING HORIZONTAL JOINT REINFORCING A MINIMUM OF 4" INTO CONCRETE TIE-COLUMN. PROVIDE 12 GAGE GALVANIZED DOVETAIL TRIANGULAR TIES (BY DUE-O-WALL OR EQUIVALENT) AT 16" O.C. WHERE CONCRETE FRAME IS PLACED PRIOR TO MASONRY, UNLESS NOTED OTHERWISE IN DRAWINGS.

WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO BELOW ANCHOR ELEVATION.

MASONRY COMPRESSIVE STRENGTH, F'm SHALL BE 2000 PSI. NET AREA COMPRESSIVE STRENGTH OF CONCRETE UNITS SHALL BE 2800 PSI. VERIFICATION THROUGH TEST OF MASONRY COMPRESSIVE STRENGTH MUST BE PERFORMED PRIOR TO CONSTRUCTION AND EVERY 5000 SQUARE FEET DURING CONSTRUCTION.

REINFORCED MASONRY LEGEND



04230 REINFORCED UNIT MASONRY:

ALL REINFORCED MASONRY CONSTRUCTION SHALL BE IN ACCORD WITH APPLICABLE PROVISIONS OF CONCRETE REINFORCEMENT, CAST-IN-PLACE CONCRETE, AND CONCRETE MASONRY. VERTICAL REINFORCING SHALL ANCHOR INTO SUPPORTING CONCRETE MEMBERS A TENSION LAP PER SECTION 3200 PLUS 3" OR FULL DEPTH PLUS A STANDARD HOOK. LAPS WITHIN REINFORCED MASONRY SHALL BE 48 BAR DIAMETERS. CONTRACTOR SHALL COORDINATE PLACING OF DOWELS TO ACCOMMODATE MODULE OF MASONRY UNITS. ALL VERTICAL CELLS AND BEAMS WITH REINFORCING SHALL BE FILLED WITH COARSE GROUT CONSISTING OF 3000 PSI CONCRETE WITH #8 COARSE AGGREGATE. GROUT SLUMP TO BE BETWEEN 8" AND 11". USE HIGH-SLUMP (SUPERPLASTICIZED) WHERE HEIGHT OF LIFT EXCEEDS 4'. WHERE HEIGHT OF OPEN CELL EXCEEDS 4', USE HIGH-LIFT GROUTING TECHNIQUE WHICH REQUIRES A CLEAN-OUT OPENING AT THE BOTTOM OF ALL REINFORCED CELLS AND PLACING THE GROUT IN MAXIMUM 4' LIFTS WITH A 30 TO 60 MINUTE DELAY BETWEEN LIFTS. ALL WALL CORNERS SHALL BE MASONRY BONDED. HORIZONTAL JOINT REINFORCEMENT FOR REINFORCED MASONRY SHALL BE LADDER TYPE #9 GAGE AT 16" O/C VERTICALLY EXTENDED AT LEAST 4" INTO CONCRETE COLUMNS.

SEE DETAILS AND NOTES ON DRAWINGS FOR SIZE AND SPACING OF REINFORCING BARS (IN NO CASE SHALL WALLS HAVE LESS THAN #5 VERTICAL BARS AT 48 INCHES O.C. IN 8" CMU WALL.) LAP SPLICES OF REINFORCING IN MASONRY AS NOTED BELOW, UNLESS NOTED OTHERWISE. TIE ALL VERTICAL BARS AT 5'-0" MAXIMUM VERTICALLY WITH SINGLE WIRE LOOP TIE BY A.A. PRODUCTS COMPANY. PROVIDE VERTICAL DOWELS FROM FOOTINGS CONTINUOUS THROUGH STEM WALLS INTO MASONRY ABOVE. DOWELS SHALL MATCH SIZE AND SPACING OF ALL VERTICAL REINFORCING. BLACK DOTS ON MASONRY WALLS SHOWN ON PLAN DO NOT REPRESENT THE EXACT LOCATION AND/OR QUANTITY OF BARS, BUT RATHER A LEGEND FOR REINFORCED MASONRY. FOR EXACT VERTICAL BARS SPACING AND LOCATIONS SEE NOTES ON PLAN AND DETAILS. VERTICAL WALL REINFORCEMENT AND COLUMN REINFORCEMENT SHALL PENETRATE INTO BOND BEAMS AND TERMINATE ONTO A STANDARD HOOK AT THE 2" FROM TOP OF WALLS. EXTEND ALL HORIZONTAL BOND BEAM REINFORCING IN MASONRY CONTINUOUS AROUND CORNERS AND INTERSECTIONS OR PROVIDE BENT CORNER BARS TO MATCH AND LAP HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND INTERSECTIONS.

ALL REINFORCING IN MASONRY SHALL BE ACCURATELY LOCATED PRIOR TO GROUTING AND THE POSITION MAINTAINED DURING GROUTING. CONTRACTOR TO PROVIDE A 4" CLEAN OUT ON TOP OF FOOTING AND ON TOP OF BEAMS (AT SPLICES). IF WALL IS TALLER THAN 10' TO NEXT FLOOR OR BOND BEAM, THEN A 2" INSPECTION HOLE MUST BE PROVIDED AT MID-HEIGHT. MINIMUM LAP SPLICES IN MASONRY SHALL BE AS FOLLOWS:

GRADE 60 BARS
1 BAR/CELL 48 BAR DIAMETER
2 BAR/CELL 63 BAR DIAMETER AT 8" CMU WALL
2 BAR/CELL 48 BAR DIAMETER AT 12" CMU WALL

VERTICAL BAR POSITIONER MUST BE PROVIDED TO ENSURE PROPER LOCATION OF THE REBAR AS INDICATED ON DRAWINGS, AS REQUIRED BY ACI 530-13. VERTICAL CELLS TO BE GROUTED SHALL PROVIDE VERTICAL ALIGNMENT, SUFFICIENT TO MAINTAIN CLEAR UNOBSTRUCTED CONTINUOUS VERTICAL CORES MEASURING AT LEAST 2x3 INCHES. DO NOT INTERRUPT GROUTING FOR MORE THAN ONE HOUR. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. RODDING OF GROUT IS NOT ACCEPTABLE.

CONTRACTOR IS RESPONSIBLE FOR BRACING OF WALLS DURING CONSTRUCTION SINCE WALLS ARE NOT STABLE UNTIL FLOORS OR ROOFS HAD BEEN COMPLETED. GROUT AND MORTAR MUST BE TESTED PER ACI 530-13; ACI 530.1, ASCE 6 AND TMS 602.

UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE VERTICAL MASONRY CONTROL JOINTS SUCH THAT NO STRAIGHT RUN OF WALL EXCEEDS 24'-0". COORDINATE LOCATIONS WITH ARCHITECT.

CONTRACTOR SHALL PROVIDE UNTELS AS REQUIRED AT ALL OPENINGS. REFER TO TYPICAL DETAILS AND UNTE. ALL WALL OPENINGS MAY AND BE SHOWN ON STRUCTURAL DRAWINGS REFER TO ARCHITECTURAL DRAWINGS. MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL OPENINGS SIZE AND LOCATIONS.

05055 WELDING:

ALL WELDING TO BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE-STEEL." D1.1 - 2010 AND AS INDICATED ON THE STRUCTURAL DRAWINGS. WELDING ELECTRODES, WELDING PROCESS, MINIMUM PREHEAT AND INTERPOSE TEMPERATURES TO BE IN ACCORDANCE WITH THE AWS SPECIFICATIONS. ANY STRUCTURAL STEEL DAMAGED IN WELDING TO BE REPLACED OR ACCEPTABLY REINFORCED. ALL FULL PENETRATION GROOVE WELDS TO BE SUBJECT TO RADIOGRAPHIC, MAGNETIC PARTICLE, ULTRASONIC, AND LIQUID PENETRATE INSPECTION CONDUCTED BY AN INDEPENDENT TESTING AGENCY PAID BY THE OWNER. ONE HUNDRED PER CENT OF ALL FIELD WELDS MUST BE VISUALLY INSPECTED BY AN INDEPENDENT LABORATORY, AND A REPORT SUBMITTED TO SEOR. A MINIMUM OF 20% OF ALL WELDS MUST BE TESTED BY ANY AISC APPROVED METHOD, OTHER THAN VISUAL.

WELDING ELECTRODES SHALL CONFORM TO AWS D1.1, GRADE E70XX, E90 SERIES ELECTRODES SHALL BE USED FOR ASTM A706 REINFORCING BARS. ALL WELDING SHALL BE DONE BY WELDERS HOLDING VALID CERTIFICATES ISSUED BY AN ACCEPTED TESTING AGENCY AND HAVING CURRENT EXPERIENCE IN TYPE OF WELDS SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING PER AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS OR FIELD WELDS SHALL BE SHOWN ON SHOP DRAWINGS.

ALL WELDS SHALL BE PRE QUALIFIED AND ALL WELDERS AND INSPECTORS SHALL BE INSTRUCTED IN THE WPS AND SHALL RETAIN A COPY.

WPS, AS A MINIMUM, SHALL STATE THE WELD POSITION, ELECTRODE TYPE AND SIZE, TRAVEL SPEED, ELECTRODE STICK-OUT, VOLTAGE AND AMPERAGE WITH ACCEPTABLE LIMITS, BEAD SIZE, WELD JOINTS, STRESS RELIEVING, AND OTHER RELEVANT DATA.

WELDERS SHALL BE QUALIFIED FOR THE WORK THEY ARE DOING WITH A CURRENT CERTIFICATION ACCORDING TO THE CHAPTER 5, PART C.

05120 STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". STRUCTURAL STEEL TO CONFORM TO:

SHAPES.....ASTM A992
PLATES.....ASTM A572
PIPE.....ASTM A 53 GRADE B
TUBES.....ASTM A 500 GRADE B

ALL SHOP AND FIELD CONNECTIONS SHALL BE MADE WITH WELDING.

ANCHOR ROOS (ANCHOR BOLTS) SHALL BE ASTM F1554 GRADE 36 (FY = 36 KSI). ALL ANCHOR BOLTS IN CONCRETE OR CMU SHALL BE TIED IN PLACE PRIOR TO ANY REQUIRED INSPECTION. BOLTS, ANCHOR ROOS, EXPANSION BOLTS, ETC., SHALL BE INSTALLED WITH STEEL WASHERS AND TIGHTENED TO WORK. CONNECTIONS OF CONNECTED PARTS MUST BE AS PER AISC, BUT NOT LESS THAN 100% OF ALL INSPECTION PARTS.

ALL WELDING ELECTRODES SHALL CONSIST OF THE E70-XX TYPE. ANY CONNECTION NOT SPECIFICALLY DETAILED SHALL BE DESIGNED BY THE SPECIALTY ENGINEER FOR THE FORCES SHOWN ON THE STRUCTURAL CONSTRUCTION DOCUMENTS. WHERE FORCES ARE NOT PROVIDED DESIGN SHALL BE BASED ON THE MAXIMUM LOAD CAPACITIES OF THE CONNECTING MEMBERS.

ALL STRUCTURAL SUBMITTALS REQUIRING ENGINEERING INPUT SHALL BE ACCOMPANIED BY DESIGN CALCULATIONS AND BE SIGNED AND SEALED BY THE SPECIALTY ENGINEER. ALL STEEL AT AND BELOW FINISHED GRADE TO BE FIELD PAINTED AND COVERED WITH A MINIMUM OF 2" CONCRETE. PROVIDE FABRICATOR'S STANDARD RUST-INHIBITING PRIMER SHOP PAINT FOR ALL STEEL SURFACES THAT WOULD BE EXPOSED TO WEATHER AT ITS FINAL INSTALLATION. SURFACES PERMANENTLY PROTECTED FROM THE WEATHER, ENCASED IN CONCRETE, OR TO RECEIVE SPRAY-APPLIED FIREPROOFING SHALL NOT BE SHOP PAINTED. DEFORMED BAR ANCHOR STUDS SHALL BE NELSON D2L ASTM A-496 GRANULAR FLUX-FILLED REBAR STUDS OR APPROVED EQUAL MADE FROM LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 70,000 PSI. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1.

06190 WOOD TRUSSES:

THIS IS A SYSTEM OF CUSTOM ENGINEERED COMPONENTS AND CONNECTIONS IN ACCORD WITH ALL APPLICABLE STANDARDS OF TRUSS PLATE INSTITUTE, INCLUDING BUT NOT LIMITED TO ANSI/TP1-1 "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES" AND "INTERIM GUIDELINES", CSP "RECOMMENDED CODE OF STANDARD PRACTICE", HET "HANDLING AND ERECTING WOOD TRUSSES", BWT "BRACING WOOD TRUSSES", QCM "QUALITY CONTROL MANUAL" AND THE DEPARTMENT OF PROFESSIONAL REGULATIONS GUIDELINES. THE ENTIRE SYSTEM INCLUDING ALL TRUSSES, CONNECTORS BETWEEN TRUSSES, BRIDGING, TEMPORARY BRACING FOR ERECTION, SHALL BE DESIGNED BY A SPECIALTY ENGINEER. THE REVIEW OF CALCULATIONS, TRUSS LAYOUT, CUT SHEETS, AND ALL STRUCTURAL SUBMITTALS BY THE STRUCTURAL ENGINEER OF RECORD SHALL BE TO INSURE THAT HIS INTENT HAS BEEN UNDERSTOOD AND THAT THE SPECIFIED CRITERIA HAVE BEEN USED. TRUSS CALCULATIONS, COMPONENT DRAWINGS, WOOD TO WOOD CONNECTOR CALCULATIONS, AND ERECTION PLANS SHALL BE SIGNED AND SEALED BY TRUSS ENGINEER AND SUBMITTED TO LOCAL BUILDING OFFICIAL FOR APPROVAL. TRUSSES SHALL BE DESIGNED BY SPECIALTY ENGINEER FOR THE LOADS INDICATED ON PLAN AND AN ADDITIONAL CONCENTRATED LOAD OF 200 LBS. AT ANY BOTTOM CHORD PANEL POINT. IN THE ABSENCE OF LOADS, USE APPLICABLE LOCAL CODE FOR LIVE LOAD AND ACTUAL WEIGHT OF BUILDING MATERIALS FOR DEAD LOAD. APPLY NET WIND UPLIFT ON ROOFS WHEN APPLICABLE USING COMPONENTS AND CLADDING COEFFICIENTS. CONNECTORS TO CONCRETE OR STEEL SUPPORT MEMBERS AS WELL AS CONNECTIONS TO LEDGER MUST BE AS SPECIFIED ON STRUCTURAL DRAWINGS. ALL WOOD TO WOOD CONNECTORS MUST BE DESIGNED FOR GRAVITY AND UPLIFT LOADS USING COMPONENTS AND CLADDING COEFFICIENTS AND NOT MWFRS. ALL MEMBERS, INCLUDING JACKS MUST BE CONNECTED BY METAL CLIPS OR HANGERS, NAILING ALONE IS NOT PERMITTED REGARDLESS OF LOADING MAGNITUDE. FOR TRUSS ORDERS, MINIMUM NUMBER OF PILES MUST BE AS INDICATED ON THIS SET OF STRUCTURAL DRAWINGS REGARDLESS OF TRUSS DESIGN. ANY ADDITIONAL CONNECTOR INDICATED ON STRUCTURAL DRAWINGS MUST BE PROVIDED REGARDLESS OF LOADING REQUIREMENT ON TRUSS SHOP DRAWINGS. SPECIFIC TRUSS MEMBERS SIZES MIGHT BE REQUIRED FOR CONNECTION PURPOSES. REFER TO DETAILS. TOTAL TRUSS LOADING INDICATED ON BUILDING CODE, ARE MINIMUM LOADS. HOWEVER TRUSSES MUST BE DESIGNED FOR LOADS INDICATED ON THIS FULL SET OF DRAWINGS INCLUDING ARCHITECTURAL, PLUMBING AND MECHANICAL DRAWINGS. TRUSS TOP CHORDS SHALL BE GROUP II SPECIES LUMBER. EXPOSED TO VIEW TRUSSES SHALL BE OF SELECT STRUCTURAL GRADE. ALL OTHER GRADE AND SPECIES SELECTION IS THE DISCRETION OF THE SUPPLIER. COORDINATE ALL TRUSS DETAILS WITH ARCHITECTURAL DRAWINGS. FOR CONCEALED TO VIEW TRUSSES, WEB CONFIGURATIONS WHERE SHOWN ARE SUGGESTIONS AND MAY BE MODIFIED BY THE SUPPLIER FOR ECONOMY. PROVIDE 60 DUROMETER 1/4" THICK NEOPRENE PADS BETWEEN TRUSSES AND CONCRETE OR MASONRY BEARING SURFACES. PROVIDE GALVANIZED HURRICANE ANCHORS DESIGNED FOR NET WIND UPLIFT AT ALL BEARINGS. TRUSS LAYOUT SHOWN ON STRUCTURAL DRAWINGS INCLUDING ALL GRIDERS MAY NOT BE MODIFIED, SINCE ANY VARIATION FROM THESE DRAWINGS WILL REQUIRED RESUBMITTAL OF REVISED STRUCTURAL DRAWINGS. IF SPECIALTY ENGINEER / TRUSS MANUFACTURER DETERMINES THAT A DIFFERENT LAYOUT COULD BE MORE ECONOMICAL, THIS MUST BE COMMUNICATED IN WRITING WITH PRELIMINARY DRAWINGS TO ARCHITECT / ENGINEER BEFORE PROCEEDING WITH PREPARATION OF SHOP DRAWINGS. ANY CHANGES TO STRUCTURAL DRAWINGS MUST BE RESUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO TRUSSES INSTALLATION. COST FOR MODIFYING GC'S DRAWINGS TO BE CARRIED BY CONTRACTOR. WOOD TRUSS MANUFACTURER MUST ENSURE THAT CHORDS AND HEEL SIZES OF ALL TRUSSES CAN ACCOMMODATE THE STRAPS FOR THE AMOUNT OF NAILS INDICATED ON THESE DRAWINGS FOR THE UPLIFT & GRAVITY LOADS SPECIFIED ON THESE DRAWINGS. ERECTION SHALL BE IN ACCORDANCE WITH TP1/WTCA BC51-1 IN ADDITION TO ANY OTHER REQUIREMENTS INDICATED ON APPROVED PERMIT DOCUMENTS.

STRESS INCREASE IS ALLOWED IN THE DESIGN OF THE WOOD MEMBERS, HOWEVER NO STRESS INCREASE IS ALLOWED IN THE DESIGN OF THE TRUSS CONNECTING METAL PLATES.

06120 STRUCTURAL SHEATHING:

ALL PLYWOOD SHALL CONFORM TO CURRENT PRODUCT STANDARD PSI, OR APA PRP-108 AND HAVE AN EXTERIOR OR EXPOSURE 1 DURABILITY CLASSIFICATION, AND SHALL BEAR THE STAMP OF AN ICC APPROVED TESTING AGENCY. LAY UP SHEETS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. ON ROOFS WHERE PLYWOOD IS LAD UP WITH THE LONG DIMENSION PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD. AT ROOFS PROVIDE 2X WOOD BLOCKING AT ALL UNSUPPORTED EDGES. ALL NAILING SHALL BE WITH COMMON NAILS. ALL PLYWOOD SHALL BE OF THE MINIMUM THICKNESS INDICATED IN PLANS, AND SHALL BE NAILED PER PLAN.

ALL WOOD COMMON NAILS, RING SHANK NAILS, SPIKES OR SCREWS MUST COMPLY WITH ASTM F-1667 STANDARD FOR DRIVEN FASTENERS: NAILS, SPIKES.

INDEX TO STRUCTURAL DRAWINGS.

S001 GENERAL NOTES
S002 GENERAL NOTES & INDEX

S101 FOUNDATION PLAN
S102 SECOND FLOOR FRAMING PLAN
S103 ROOF FRAMING PLAN
S104 GUEST HOUSE FDTN & ROOF
S105 ROOF WIND LOAD
S106 GLAZING WIND LOADING

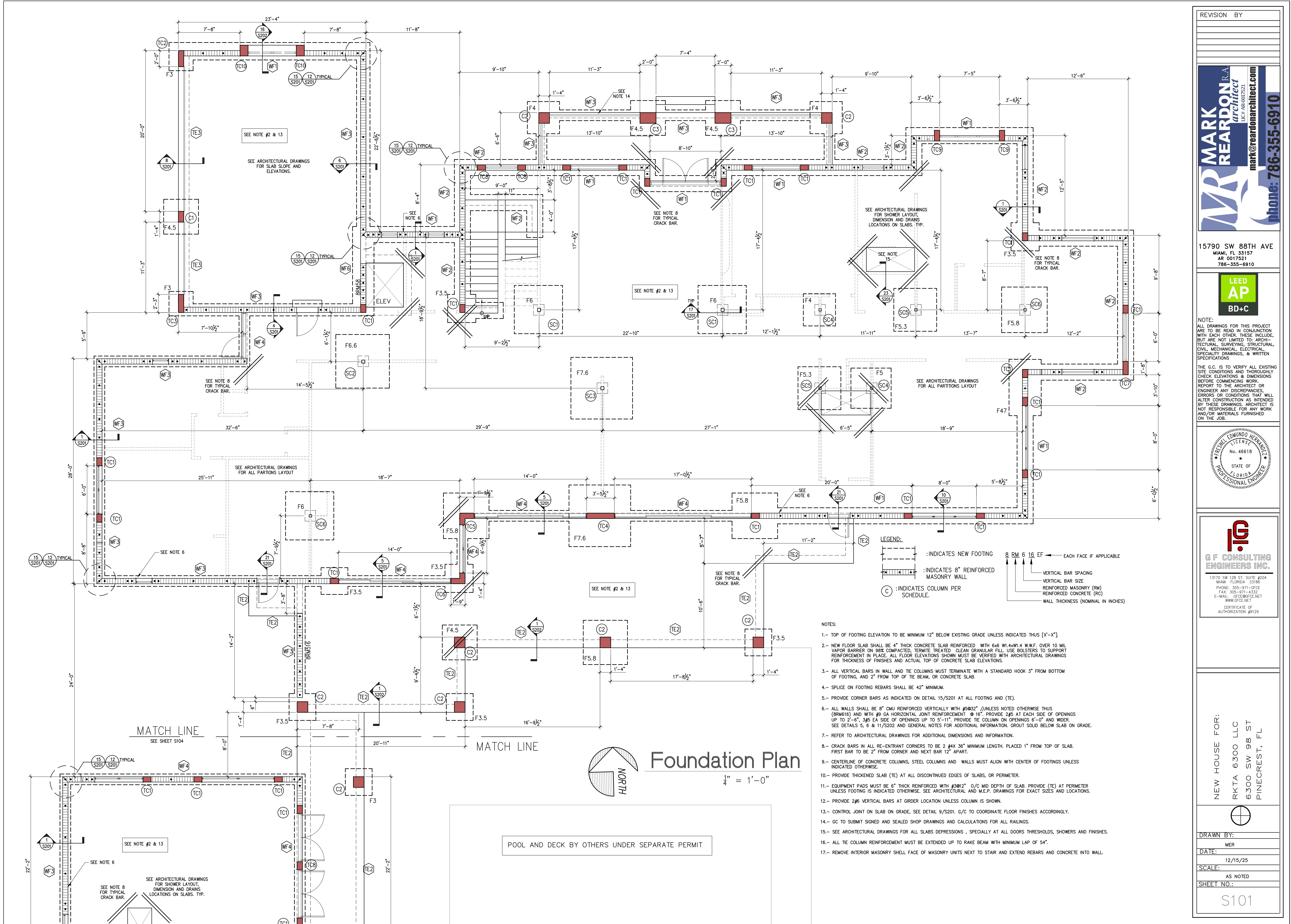
S201 FOUNDATION DETAILS
S202 FOUNDATION DETAILS

S301 FRAMING DETAILS
S302 FRAMING DETAILS
S303 FRAMING DETAIL

S401 SCHEDULES

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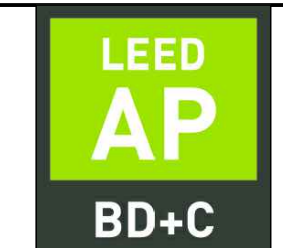
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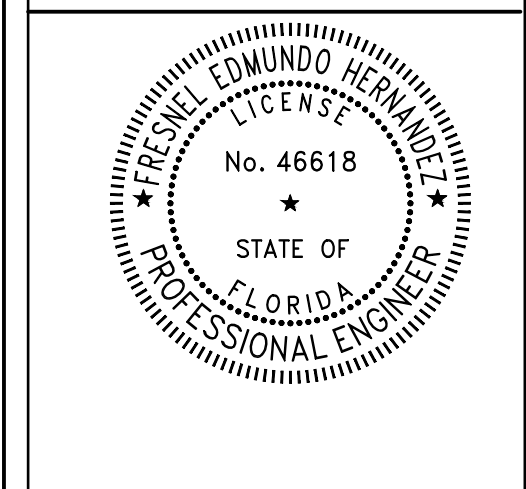
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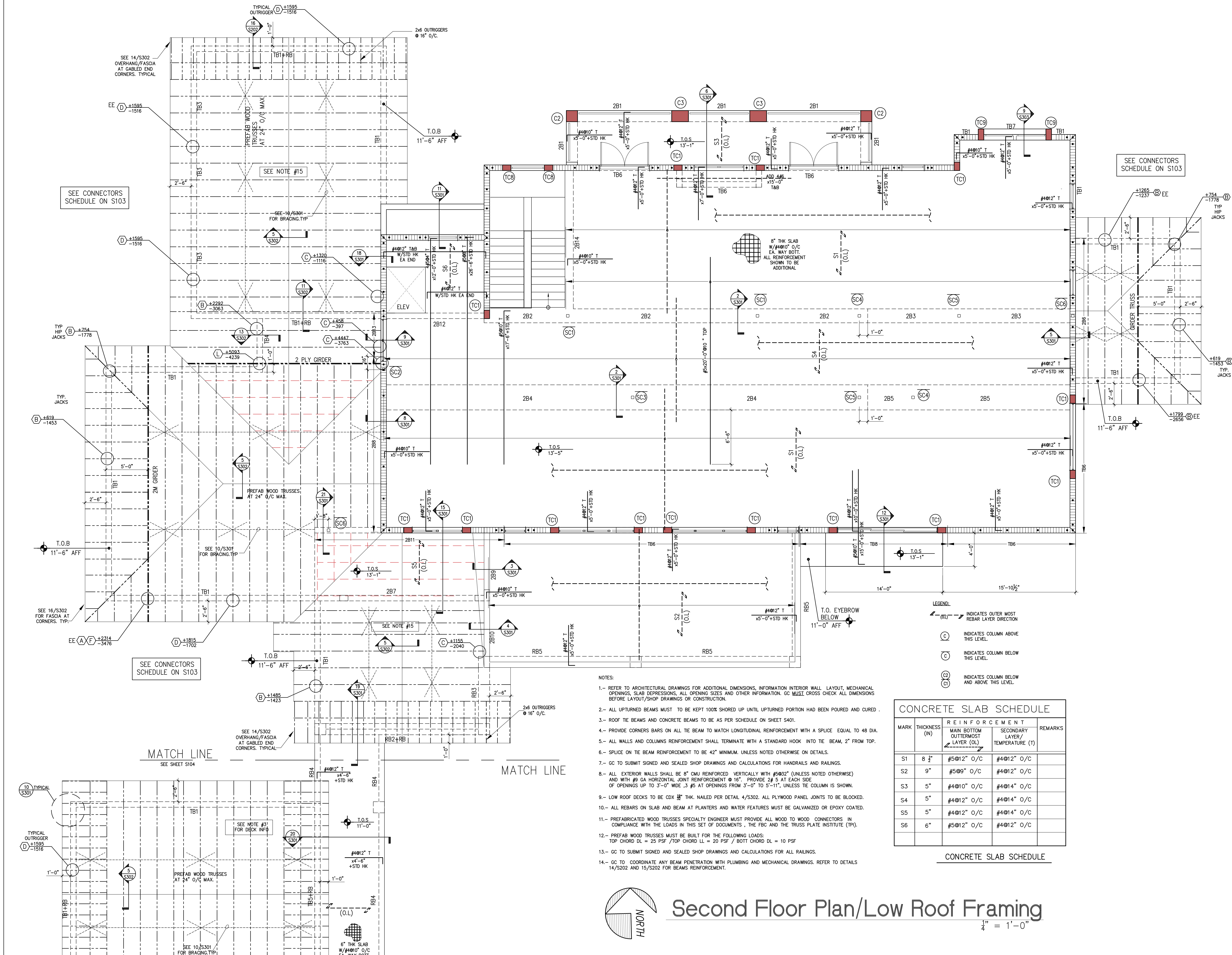
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E-MAIL: GF@GFCE.NET
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CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY: MER
DATE: 12/15/25
SCALE: AS NOTED
SHEET NO.: S101



REVISION

BY

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FLORIDA COMMUNITY REHABILITATION LICENSING

No. 46618

STATE OF FLORIDA

PROFESSIONAL ENGINEER

GF CONSULTING ENGINEERS INC.

13170 SW 128 ST, SUITE #204

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6300 SW 98 ST

PINECREST, FL

DRAWN BY:

MER

DATE:

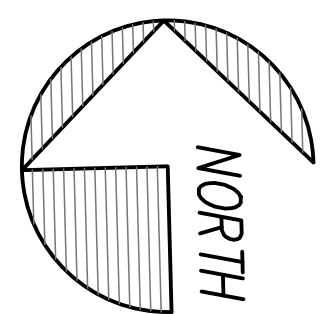
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SHEET NO.:

S102



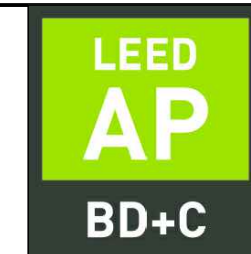
Second Floor Plan/Low Roof Framing

1/4" = 1'-0"

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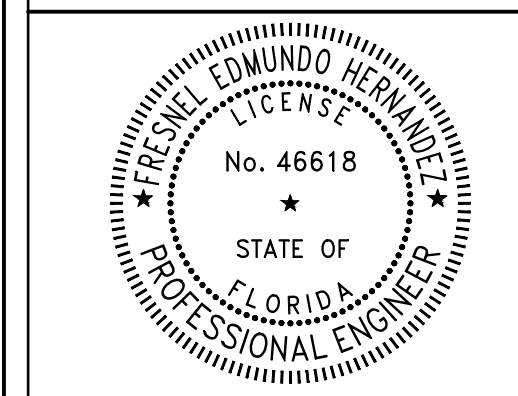


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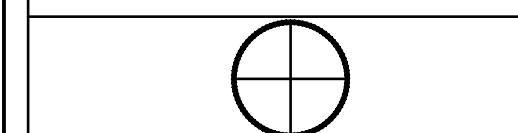


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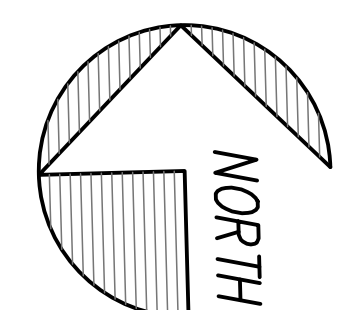


NEW HOUSE FOR:
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DRAWN BY:
MER
DATE:
12/15/25
SCALE:
AS NOTED
SHEET NO.:

S103



Roof Framing

$$\frac{3}{16}'' = 1'-0''$$

NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS, INFORMATION INTERIOR WALL LAYOUT, MECHANICAL OPENINGS, SLAB DEPRESSIONS, OPENING SIZES AND OTHER INFORMATION.
- $\left(\frac{\#}{\#}\right)$: INDICATES TRUSS TYP. LOADING AND CONNECTOR PER SCHEDULE ON THIS SHEET.
- DECK TO BE 23/32" THK. (U.N.O) CDX EXTERIOR GRADE PLYWOOD W/ 10d RING SHANK NAILS @ 6" O.C. TO TRUSSES EXCEPT WHERE NOTED. PROVIDE 2"x6" SHAVED BLOCKING BETWEEN TRUSSES WHERE DECKING CHANGES SLOPE AND AT ALL PLYWOOD PANEL JOINTS. SEE DETAILS 4, 5 AND 11 ON S302.
- PREFAB WOOD GIRDER TRUSSES MUST HAVE 2x6 MINIMUM TOP & BOTTOM CHORDS REGARDLESS OF DESIGN DEMAND. SEE DETAILS FOR ADDITIONAL REQUIREMENTS.
- ROOF TIE BEAMS AND CONCRETE BEAMS TO BE AS PER SCHEDULE ON SHEET S401.
- PROVIDE CORNER BARS ON ALL TIE BEAM TO MATCH LONGITUDINAL REINFORCEMENT WITH A SPLICE EQUAL TO 60 DIA.
- ALL WALLS AND COLUMNS REINFORCEMENT SHALL TERMINATE WITH A STANDARD HOOK INTO TIE BEAM, 2" FROM TOP.
- SPLICE ON TIE BEAM REINFORCEMENT TO BE 42" MINIMUM.
- IF ANCHOR IS MISPLACED AND TRUSS DOES NOT FALL DIRECTLY ON CAST IN PLACE STRAP CONNECTOR, PROVIDE ANCHOR PER DETAIL 12/S302.
- PREFABRICATED WOOD TRUSSES SPECIALTY ENGINEER MUST PROVIDE ALL WOOD TO WOOD CONNECTORS IN COMPLIANCE WITH THE LOADS IN THIS SET OF DOCUMENTS, THE FBC AND THE TRUSS PLATE INSTITUTE (TPI). SEE DETAILS FOR ADDITIONAL REQUIREMENTS.
- PREFAB WOOD TRUSSES MUST BE BUILT FOR THE FOLLOWING LOADS:
TOP CHORD DL = 25 PSF / TOP CHORD LL = 20 PSF / BOTT CHORD DL = 10 PSF
- GC TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR AND RAILINGS.
- ALL EXTERIOR WALLS SHALL BE 8" CMU REINFORCED VERTICALLY WITH #5@32" (UNLESS NOTED OTHERWISE) AND WITH #9 GA HORIZONTAL JOINT REINFORCEMENT @ 16". PROVIDE 2# 5 AT EACH SIDE OF OPENINGS UNLESS THE COLUMN IS SHOWN. SEE DETAIL 5 & 11 /S201 FOR ADDITIONAL INFORMATION.
- CEILING /SOFFIT OF TRUSSES ON EXTERIOR BALCONIES/VERANDAS TO HAVE 5/8" THK CDX PLYWOOD NAILED TO TRUSSES BOTTOM CHORDS WITH 10d NAILS @ 6" O/C.
- GT TO REFER TO ARCHITECTURAL/MECHANICAL DRAWINGS FOR ATTIC MOUNTED CONDENSING UNIT. COORDINATE WITH TRUSSES DELEGATED ENGINEER.

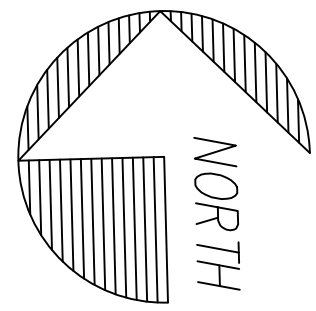
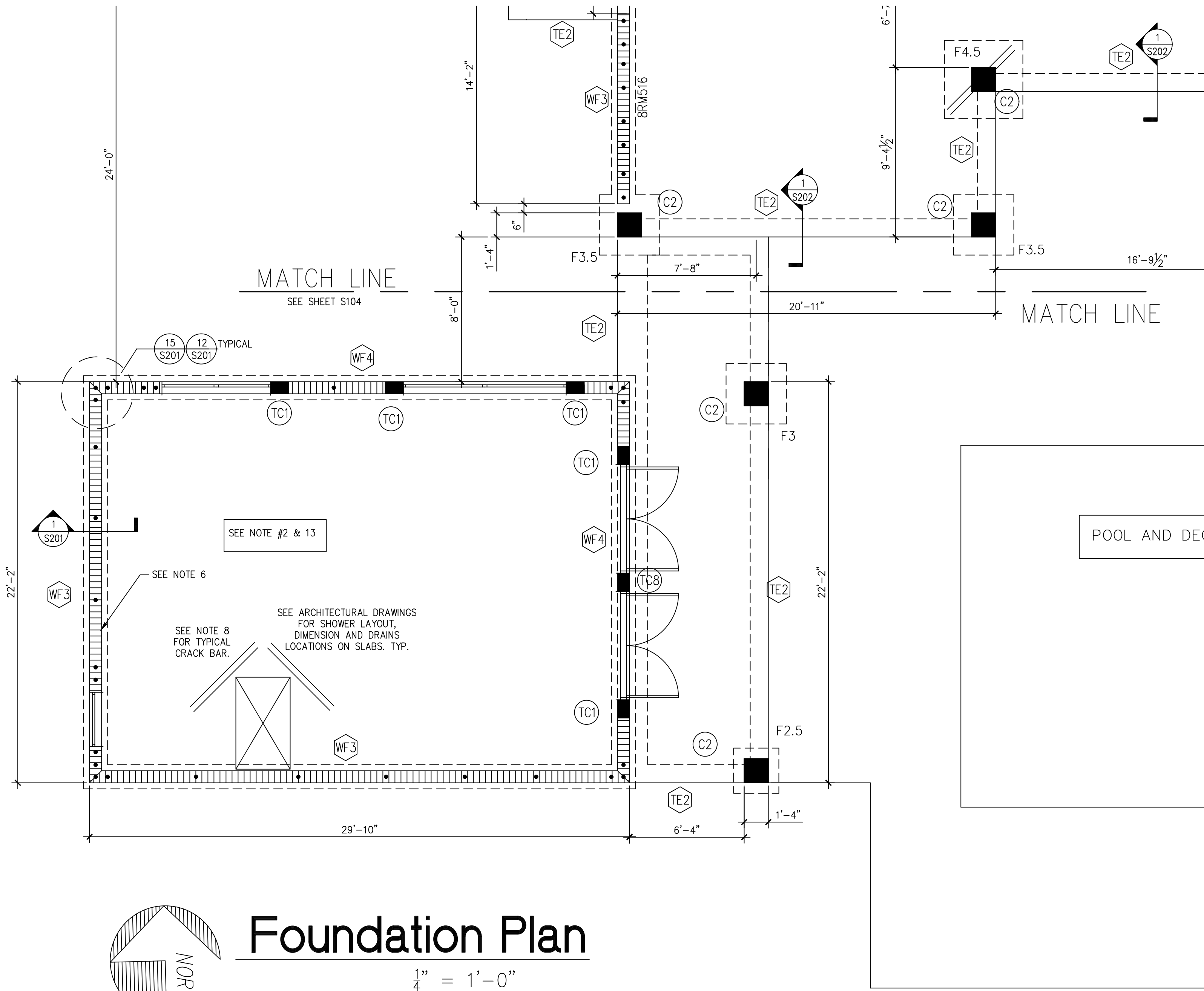
WOOD TRUSSES / GIRDERS / CONNECTORS SCHEDULE									
CONNECTOR LABEL	CONNECTOR TYPE	FASTENERS		ALLOWABLE LOAD VALUES (LBS)			DADE COUNTY OR FLORIDA NOA	REMARKS	
		CONCRETE	TRUSS/JOIST	UPLIFT	ROOF	LAT. LOAD PARALLEL TO WALL			
A	(*) NV358-16	EMBED	(16) 10d x 3" TRUSS (8) 10d x 3" SEAT	3367		2942	2758	24-0213.05	NU-VUE
B	NVHTA-16H	EMBED	(18) 10d x 1 1/2" TRUSS (6) 10d x 1 1/2" SEAT	3117	-	1575	2175	24-0213.05	NU-VUE
C	LGJM210-2-SDS	(8) 3/8" x 4" TITEN HD	(8) 1/4" x 2 1/2" SDS	3575	8250			FL 13904.4	SIMPSON
D	NVHTA-16	EMBED	(18) 10d x 1 1/2" TRUSS (8) 10d x 1 1/2" SEAT	2649		1575	2175	24-0213.07	NU-VUE
E	HGT-2	(2) 3/8" x 10" IN SET-3G EPOXY	(11) 0.148 x 3 1/4"	10960		-	-	FL10866.7	SIMPSON
F	LG72	(7) 3/8" x 2 1/2" TITEN HD	(16) 0.148 x 3 1/4"	2030		700	170	FL 11473-R4	SIMPSON
G	NV458	EMBED	(16) 10d x 3" TRUSS (8) 10d x 3" SEAT	3367		4175	3117	24-0213.05	NU-VUE
K	(2) HGAM10	(4) 3/8" x 1 1/2" TITEN HD	(4) 1/4" x 1 1/2" SDS	1700		2010	2210	FL 11473-R4	SIMPSON
L	USC43	(2) 3/8" x 5" POWERS WEDGE	(8) 16d x 3"	7813	-			FL 20331-286	MITK
M	USC43	(4) 3/8" x 5" POWERS WEDGE	(8) 16d x 3"	10133	-				
N	DETAIL 11/S401								

NOTES: (*) MAY USE NV458-16 IF 3 PLY GIRDER IS REQUIRED BY TRUSS DESIGN.

(**) CONNECTOR MUST BE 2-MAX OR S/S PROTECT WITH FELT PAPER WHEN IN CONTACT WITH CONCRETE. MAY USE LGJM210-3-SDS FOR 3M GIRDER.

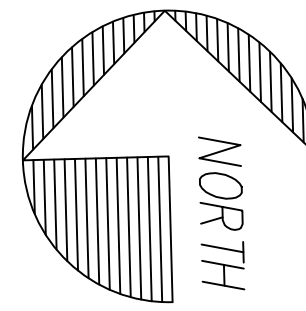
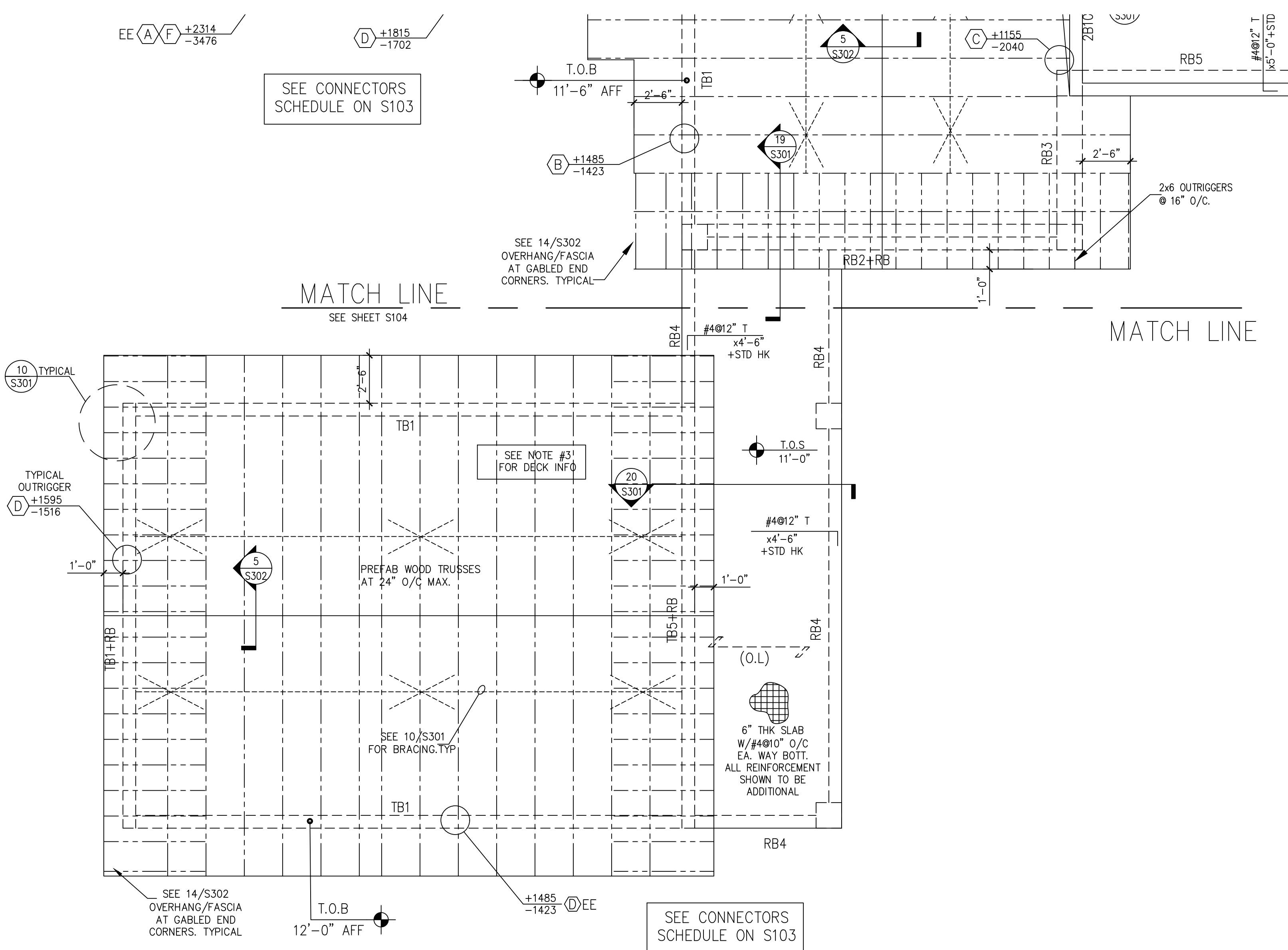
E.E. INDICATES EACH END TO INDICATES TOP CHORD B.C. INDICATES BOTTOM CHORD

TRUSSES CONNECTORS



Foundation Plan

$\frac{1}{4}'' = 1'-0''$
SEE S101 FOR FOUNDATION NOTES



Roof Framing

$\frac{3}{16}'' = 1'-0''$
SEE S101 FOR FOUNDATION NOTES

REVISION

BY

MARK REARDON

architect

mark@reardonarchitect.com

phone: 786-355-6910

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BD+C

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FRANK EDUARDO REARDON

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CERTIFICATE OF AUTHORIZATION #9129

NEW HOUSE FOR:

RKTA 6300 LLC

6300 SW 98 ST

PINECREST, FL

DRAWN BY:

MER

DATE:

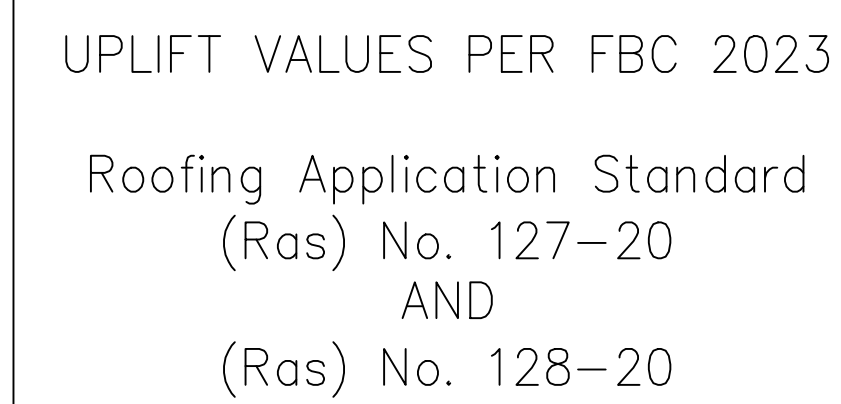
12/15/25

SCALE:

AS NOTED

SHEET NO.:

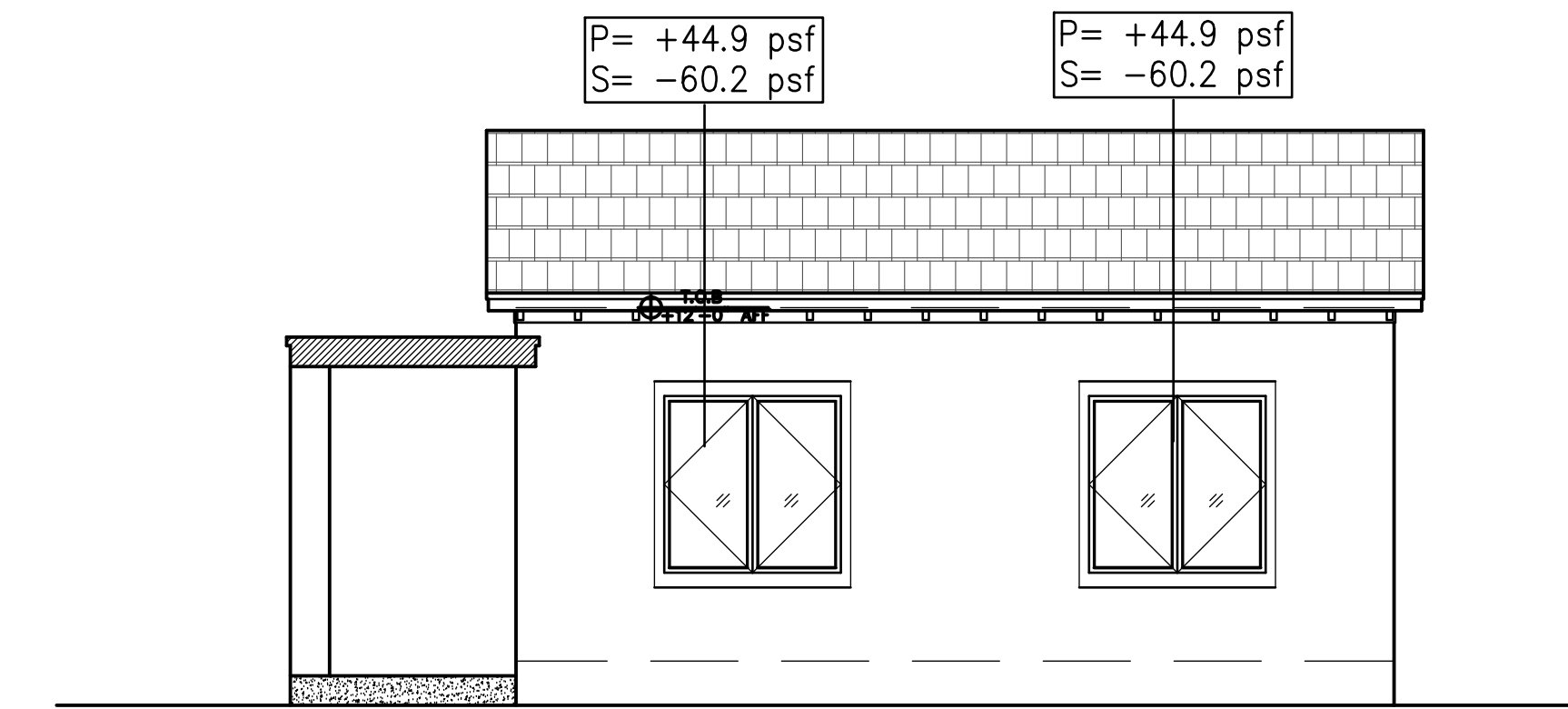
S104



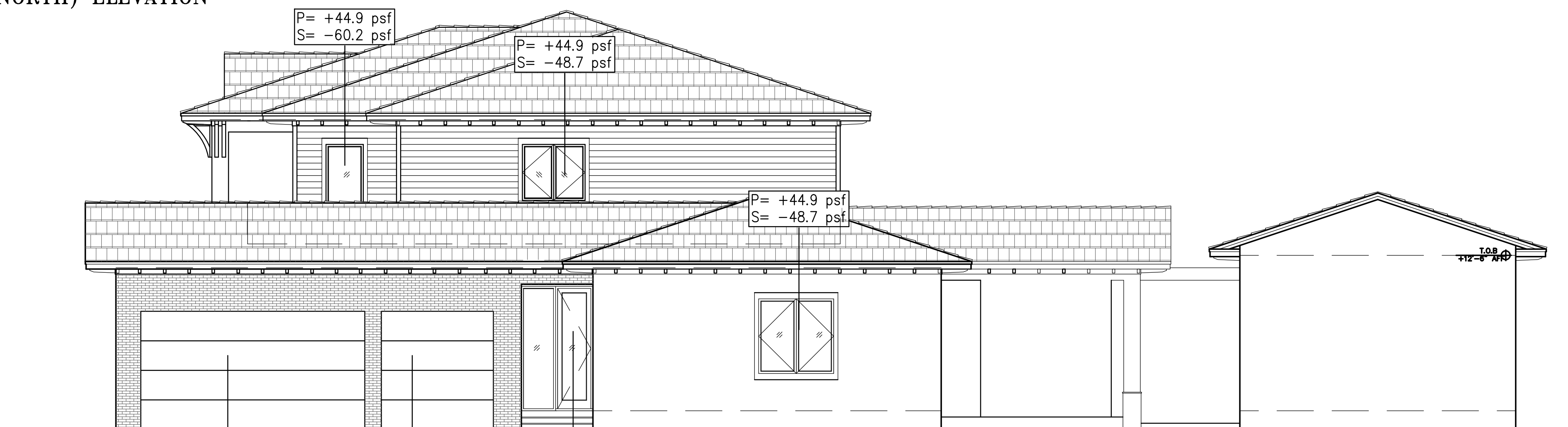
	
DRAWN BY:	
MER	
DATE:	
12/15/25	
SCALE:	
AS NOTED	
SHEET NO.:	
S105	



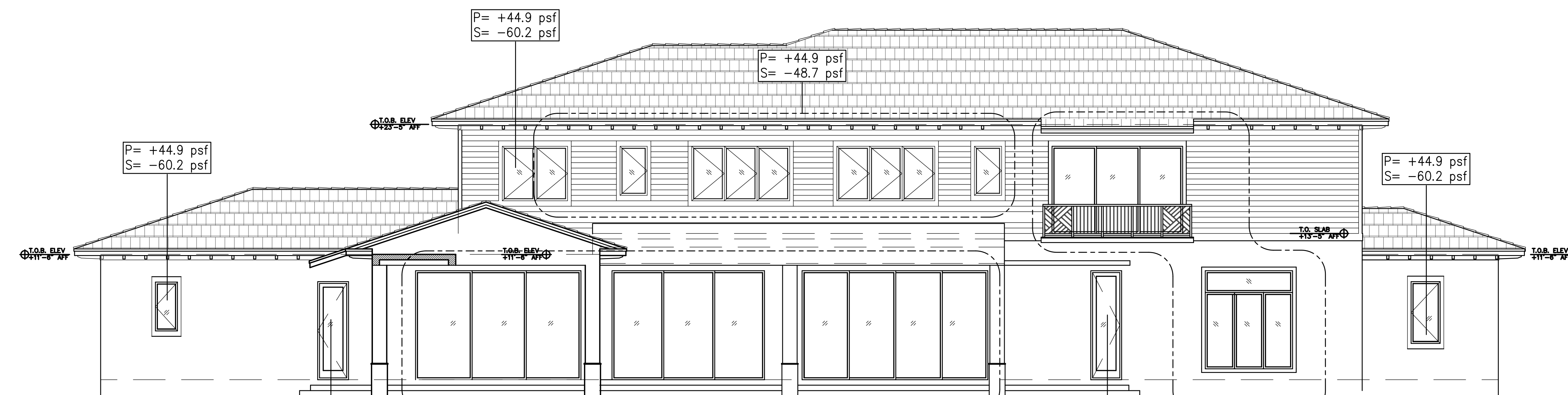
FRONT (NORTH) ELEVATION



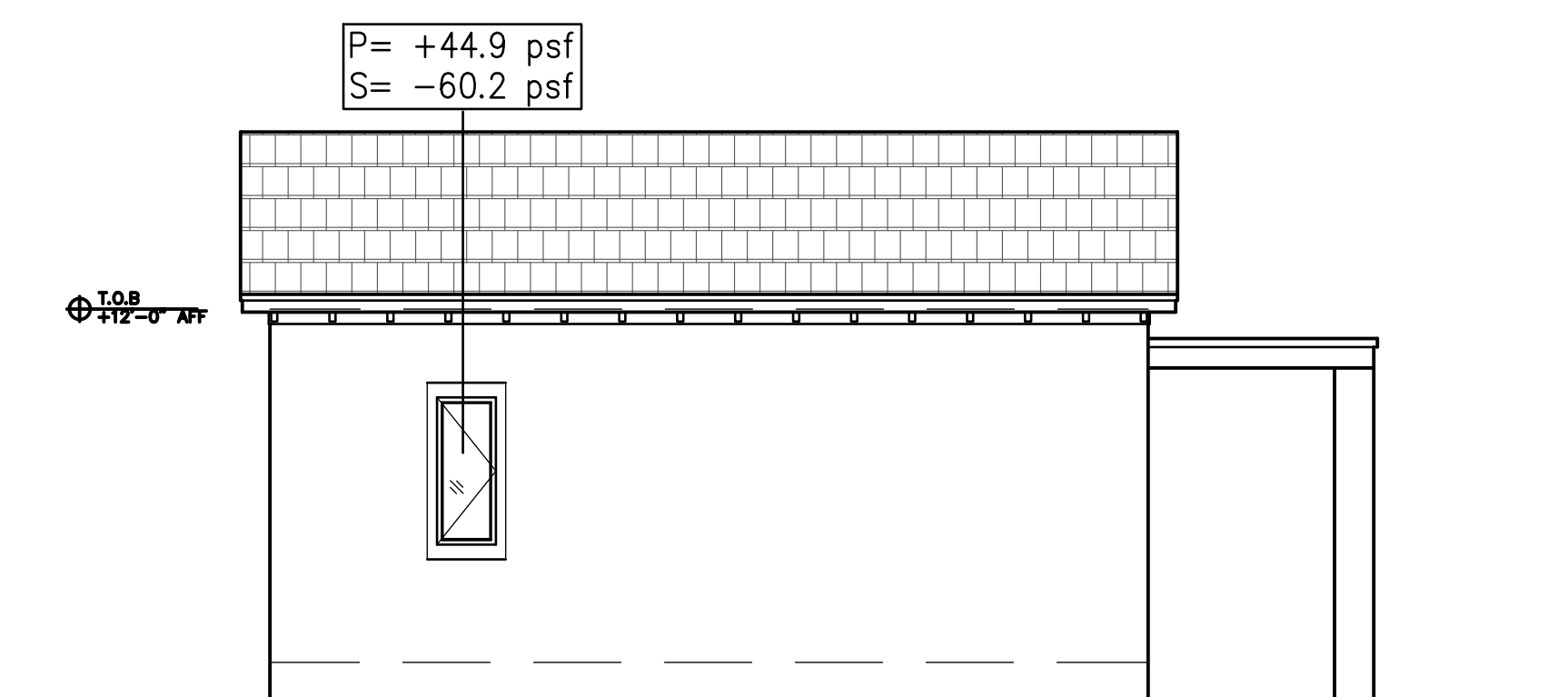
GUEST QUARTERS NORTH ELEVATION



WEST SIDE ELEVATION



REAR (SOUTH) ELEVATION



GUEST QUARTERS SOUTH ELEVATION



EAST SIDE ELEVATION

THESE ELEVATIONS ARE FOR THE ONLY PURPOSE OF INDICATING ASD WIND LOADING ON CLADDING ELEMENTS. IN NO WAY IS TO BE USED FOR ANY ARCHITECTURAL RELATED INFORMATION.

GLAZING WIND LOADING

ALL VALUES ARE ASD

TRANSOMS
P= +41.1 psf
S= -44.5 psf
DOOR &
GLASS PANES
P= +39.3 psf
S= -42.7 psf

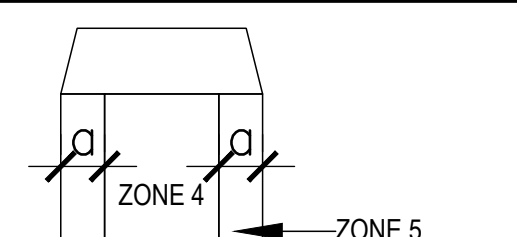
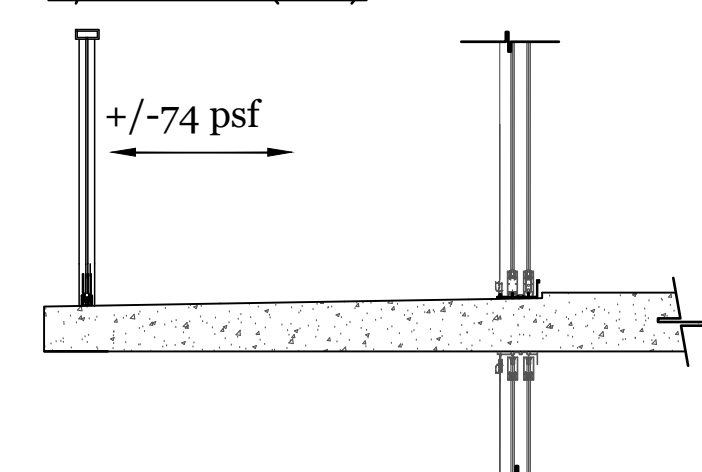
NOTES:
-INFORMATION PROVIDED IN THESE ELEVATIONS IS FOR THE SOLE PURPOSE OF INDICATING WIND LOADING IN CLADDING ELEMENTS.

-FOR ALL INFORMATION INCLUDING BUT NOT LIMITED TO FINISHES, DIMENSIONS, REVEALS, ETC, REFER TO ARCHITECTURAL DRAWINGS.

-WINDOWS, DOORS, LOUVERS, RAILINGS, TRELLISES, AND ROOFING SYSTEMS MUST COMPLY WITH WIND LOADING INDICATED IN THESE DRAWINGS.

-CURRENT NOA ALONG WITH SHOP DRAWINGS MUST BE SUBMITTED FOR APPROVAL BY A/E.

ANY SOLID/GLASS EXTERIOR BALCONY RAILINGS MUST BE DESIGNED FOR +/-74 PSF (ASD)



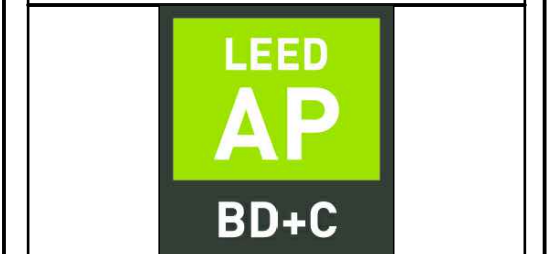
V = 175 m.p.h. (ULTIMATE)
136 m.p.h. (ASD)
EXP. "C"; RISK CAT II
I = 1.0
K_z = 1.0
K_d = 0.85

-MEAN ROOF HEIGHT= 30'-0"

REVISION BY

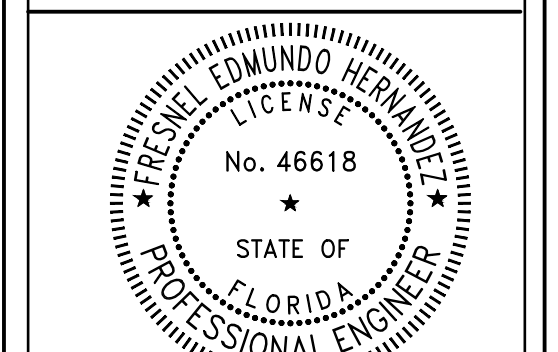


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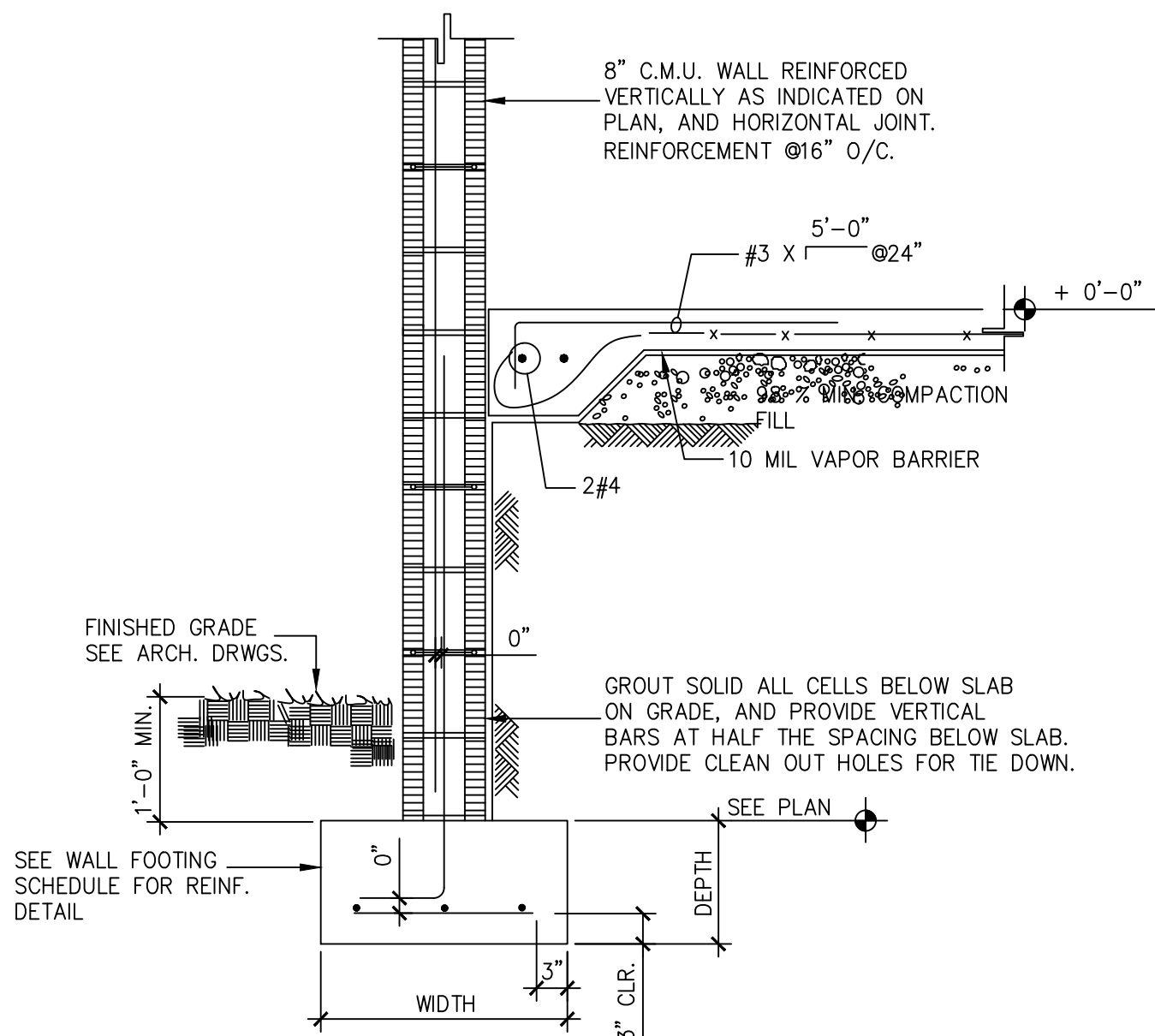


G.F. CONSULTING ENGINEERS INC.
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PHONE: 305-971-0100
FAX: 305-971-4332
E-MAIL: GFCE@GFCENET.COM
WWW.GFCENET.COM
CERTIFICATE OF AUTHORIZATION #9129

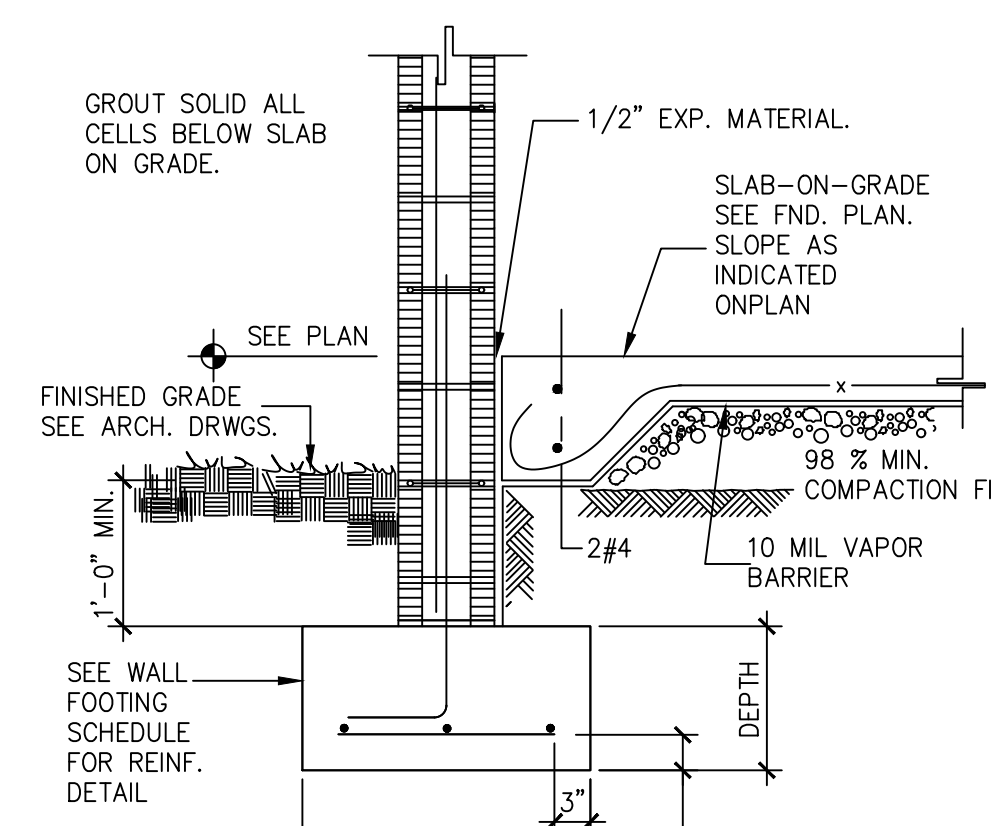
NEW HOUSE FOR:
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PINECREST, FL

DRAWN BY:
MER
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12/15/25
SCALE:
AS NOTED
SHEET NO.:

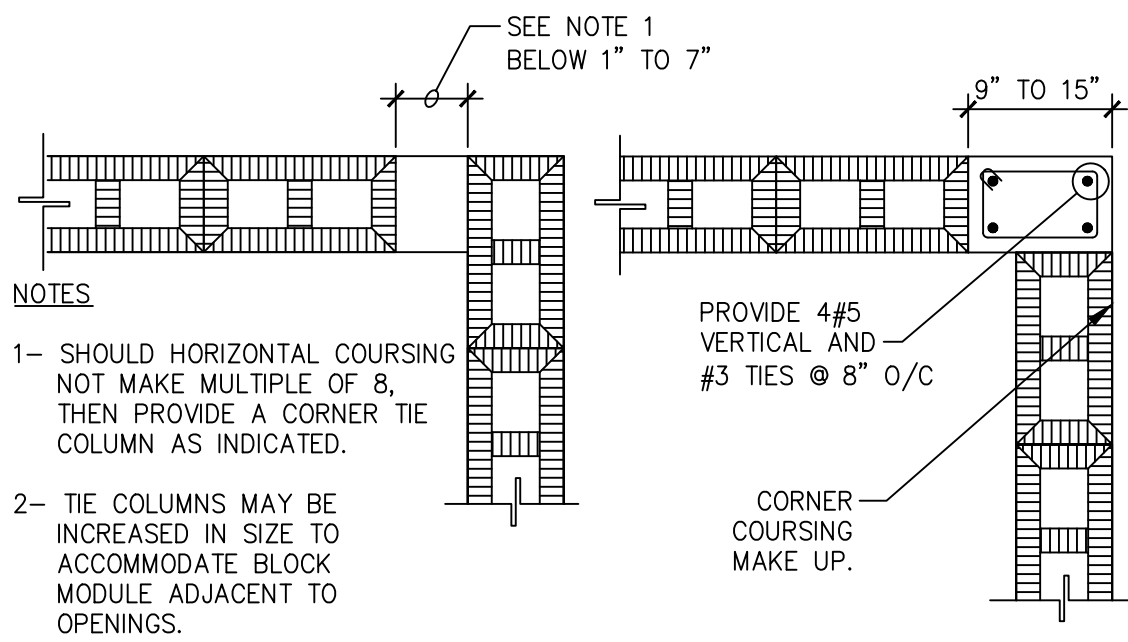
S106



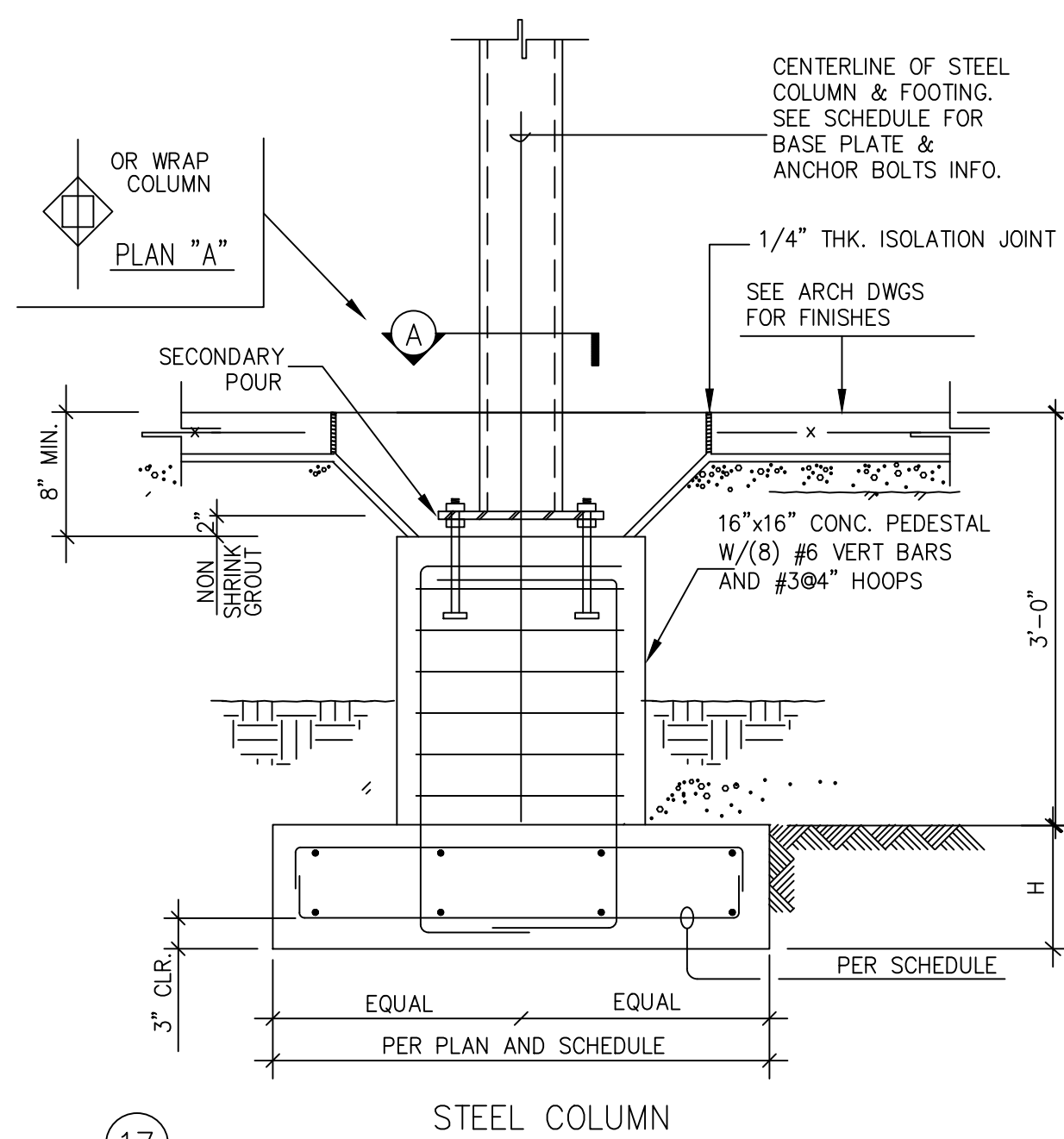
1 EXTERIOR WALL FOOTING SECTION
3/4" = 1'-0"



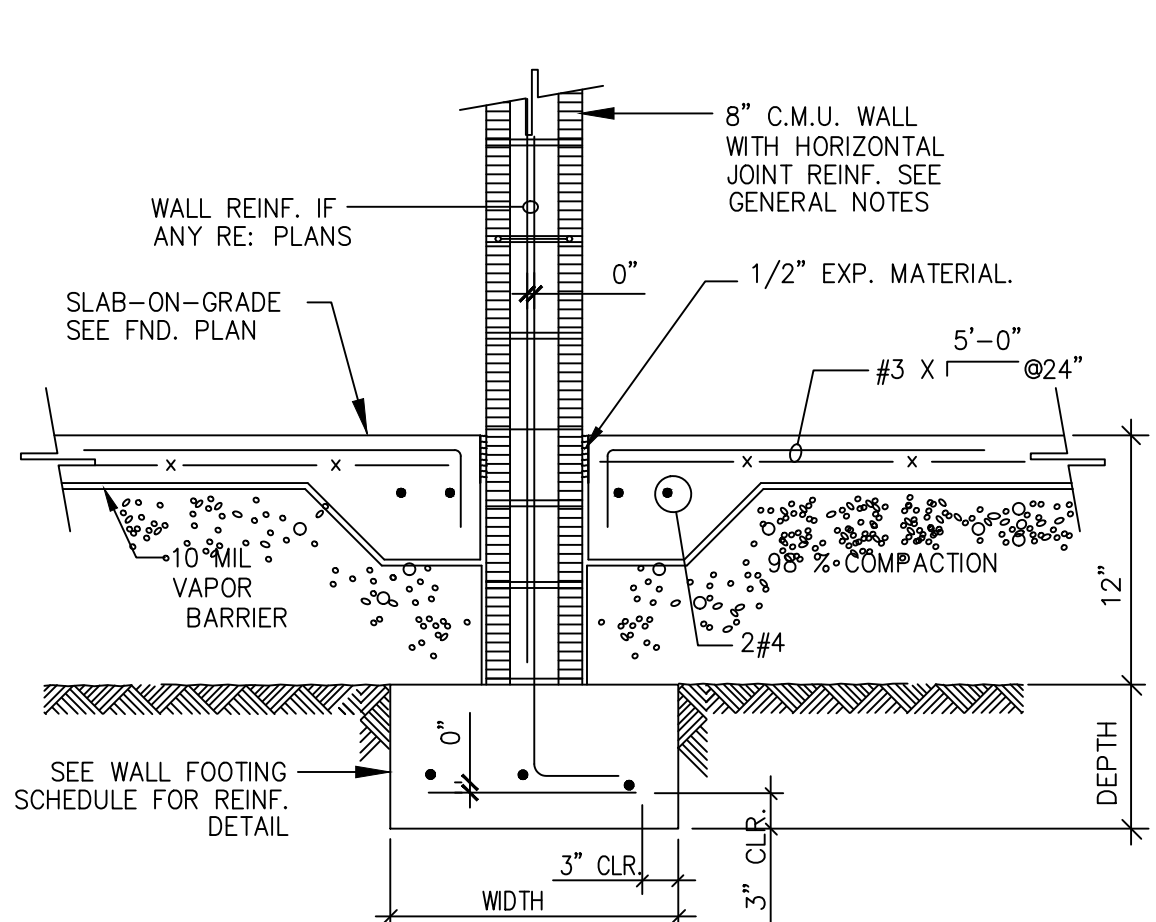
6 EXTERIOR WALL



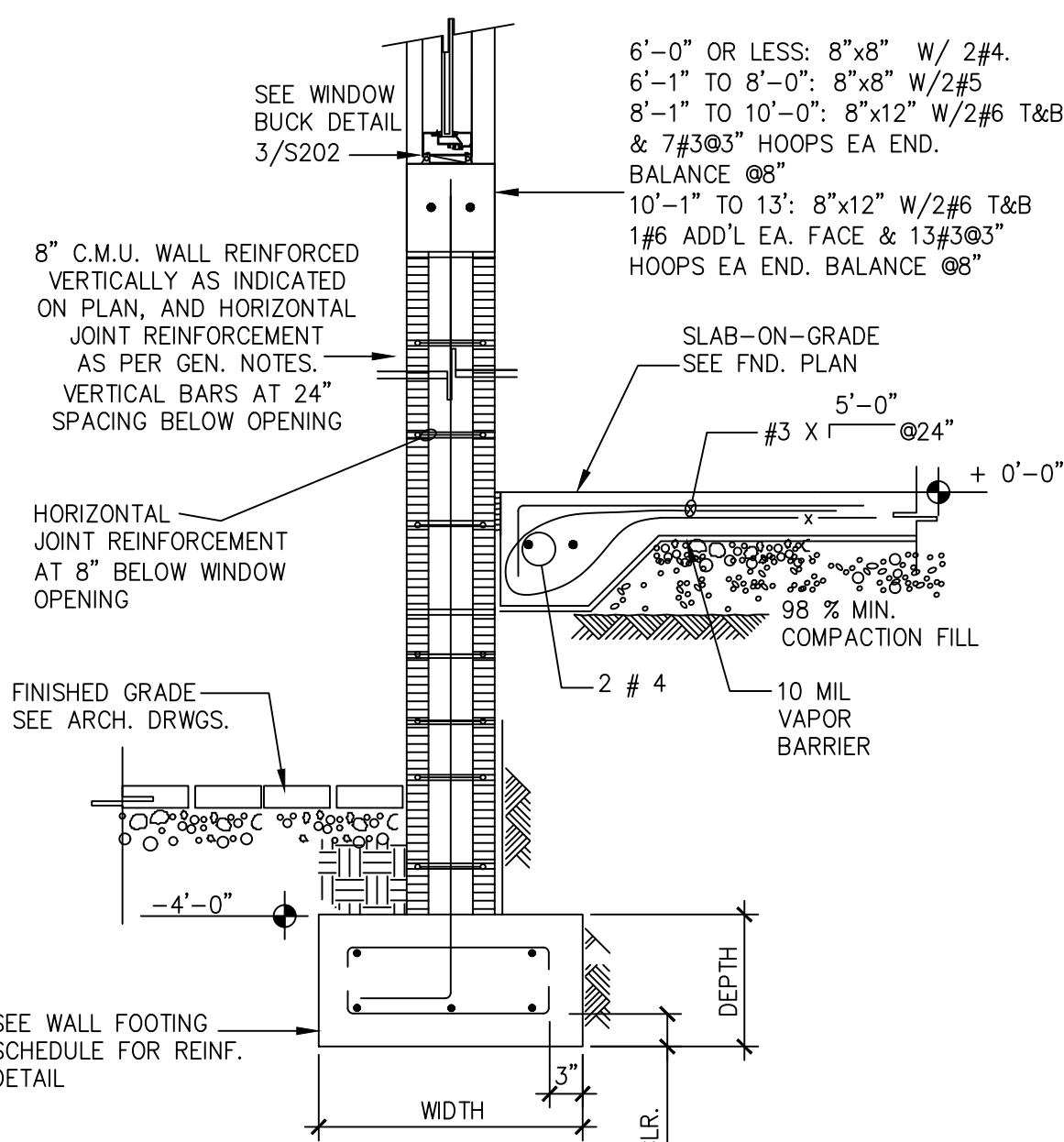
11 CORNER DETAIL
3/4" = 1'-0"



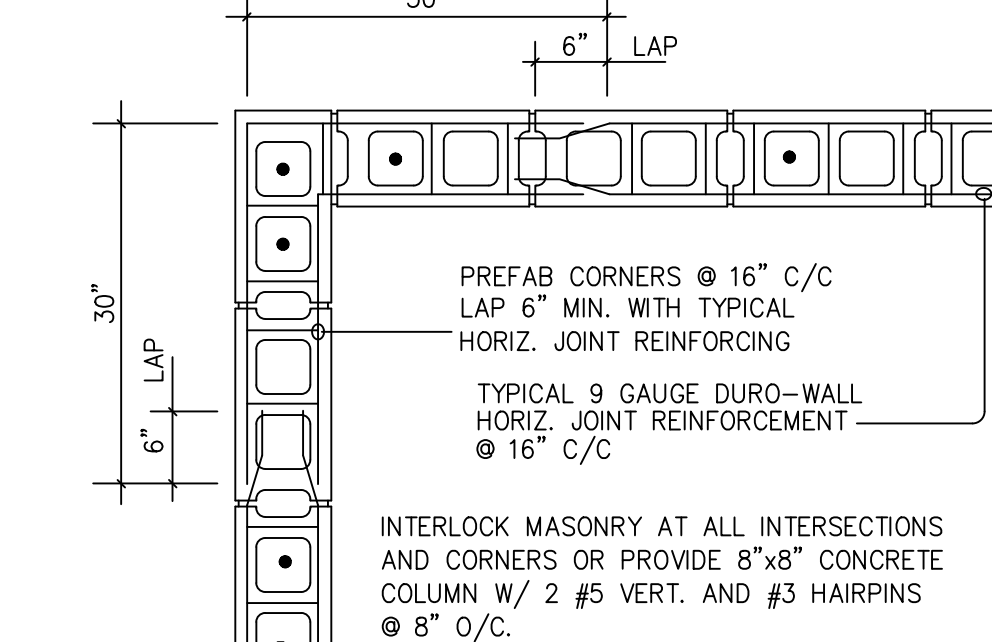
17 STEEL COLUMN



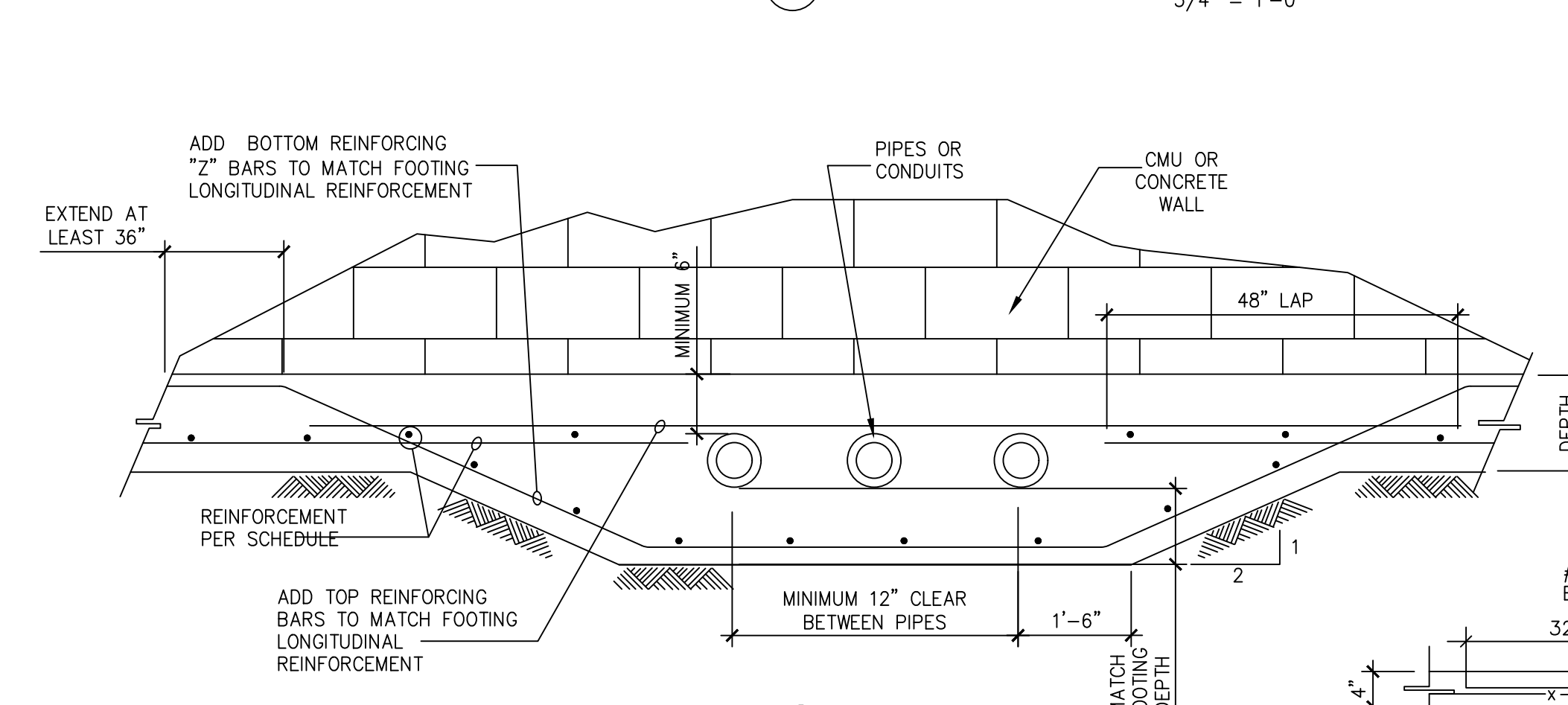
2 INTERIOR WALL FOOTING SECTION



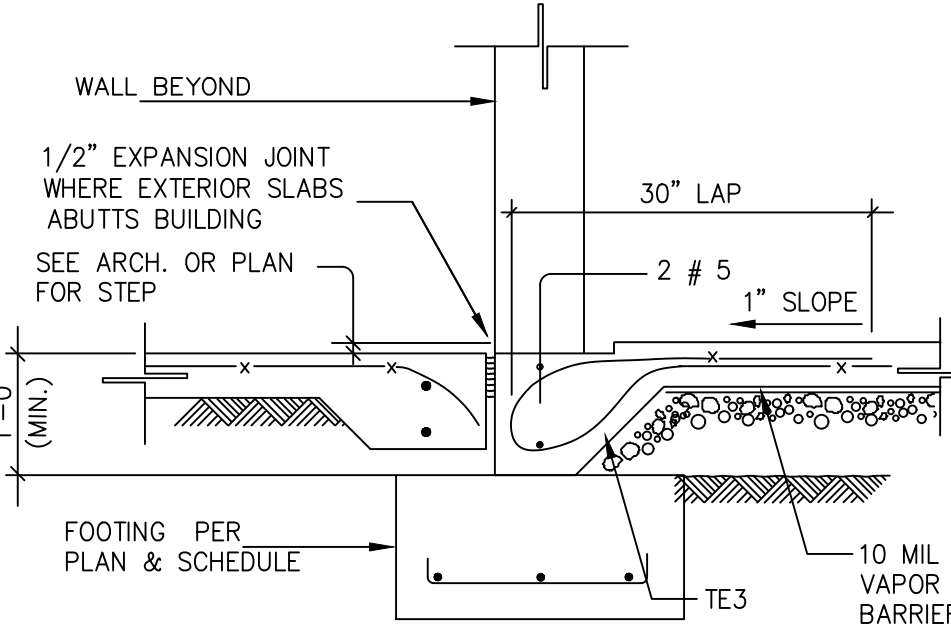
7 WALL SECTION AT WINDOW OPENING
3/4" = 1'-0"



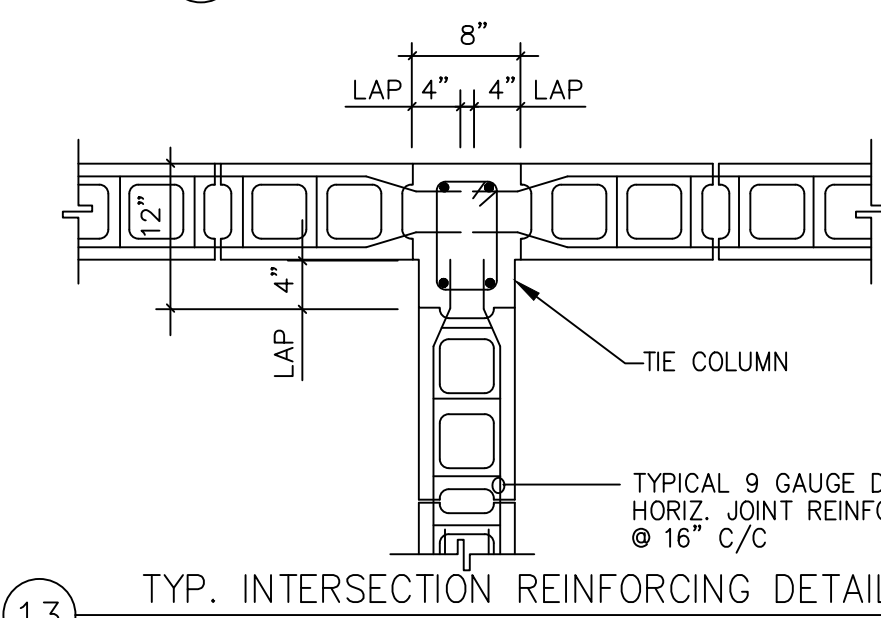
12 TYP. CORNER REINFORCING DETAIL



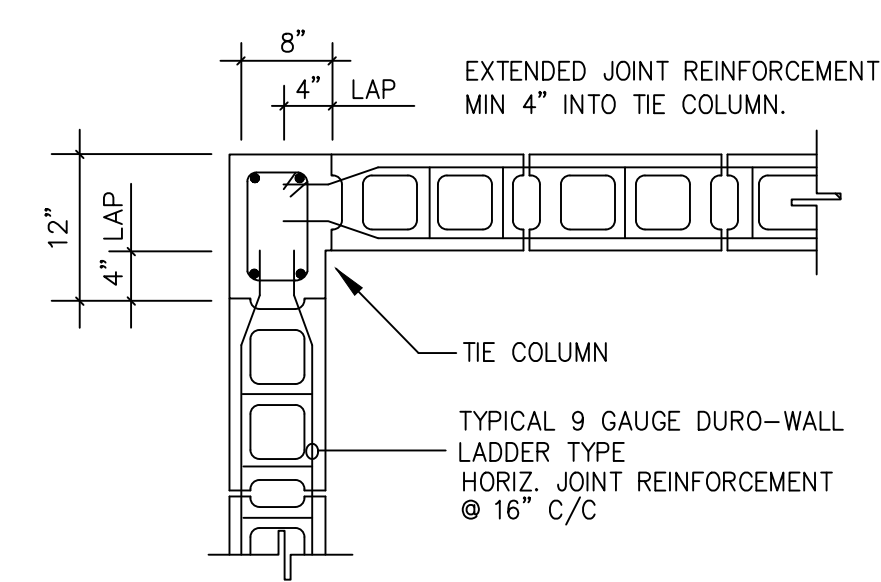
18 TYPICAL PIPES THRU FOOTING DETAILS



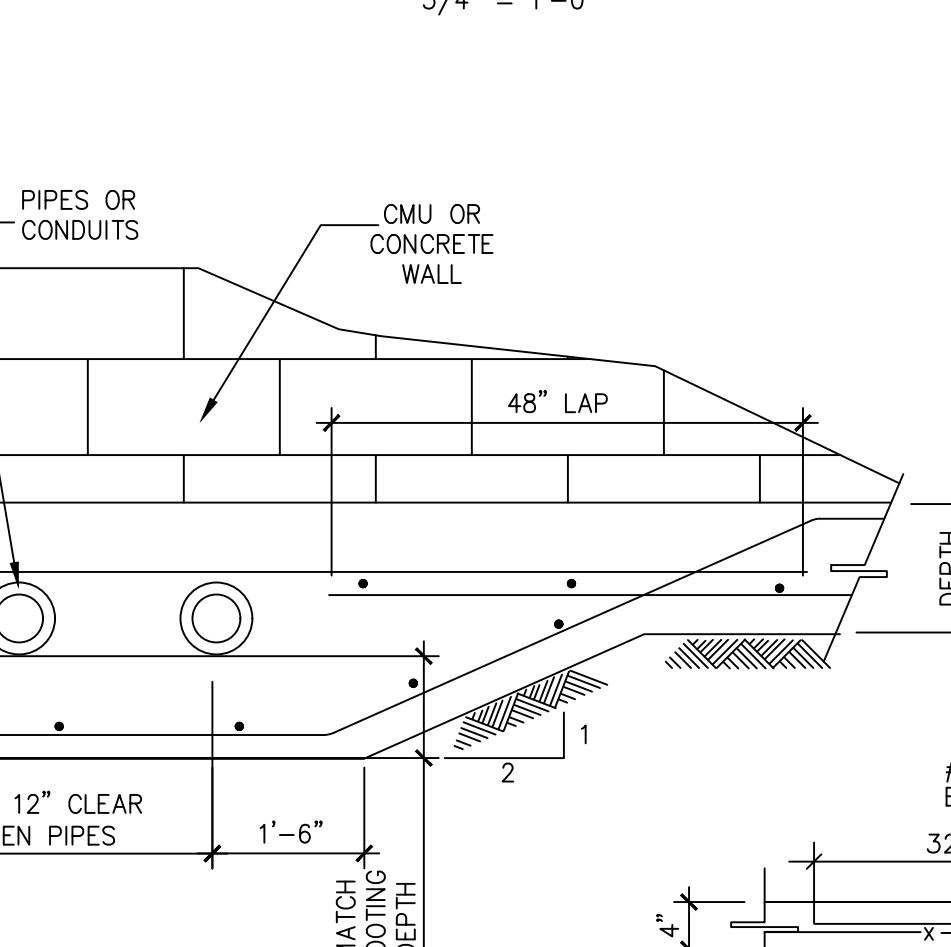
8 SECTION AT GARAGE DOOR OPENING
3/4" = 1'-0"



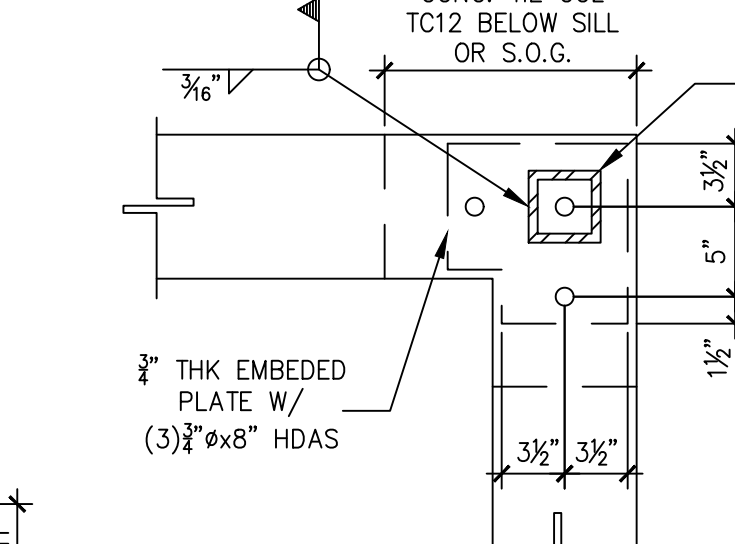
13 TYP. INTERSECTION REINFORCING DETAIL
3/4" = 1'-0"



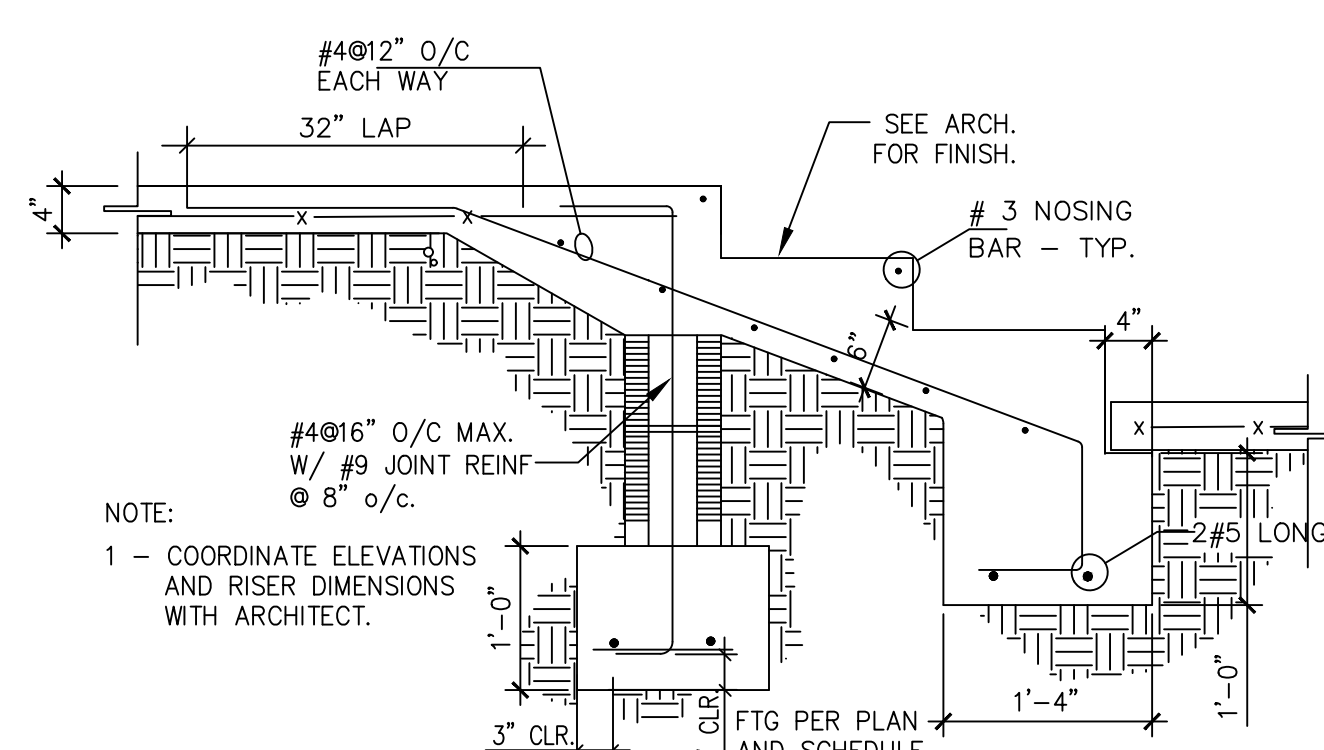
14 TYP. CORNER REINFORCING DETAIL
3/4" = 1'-0"



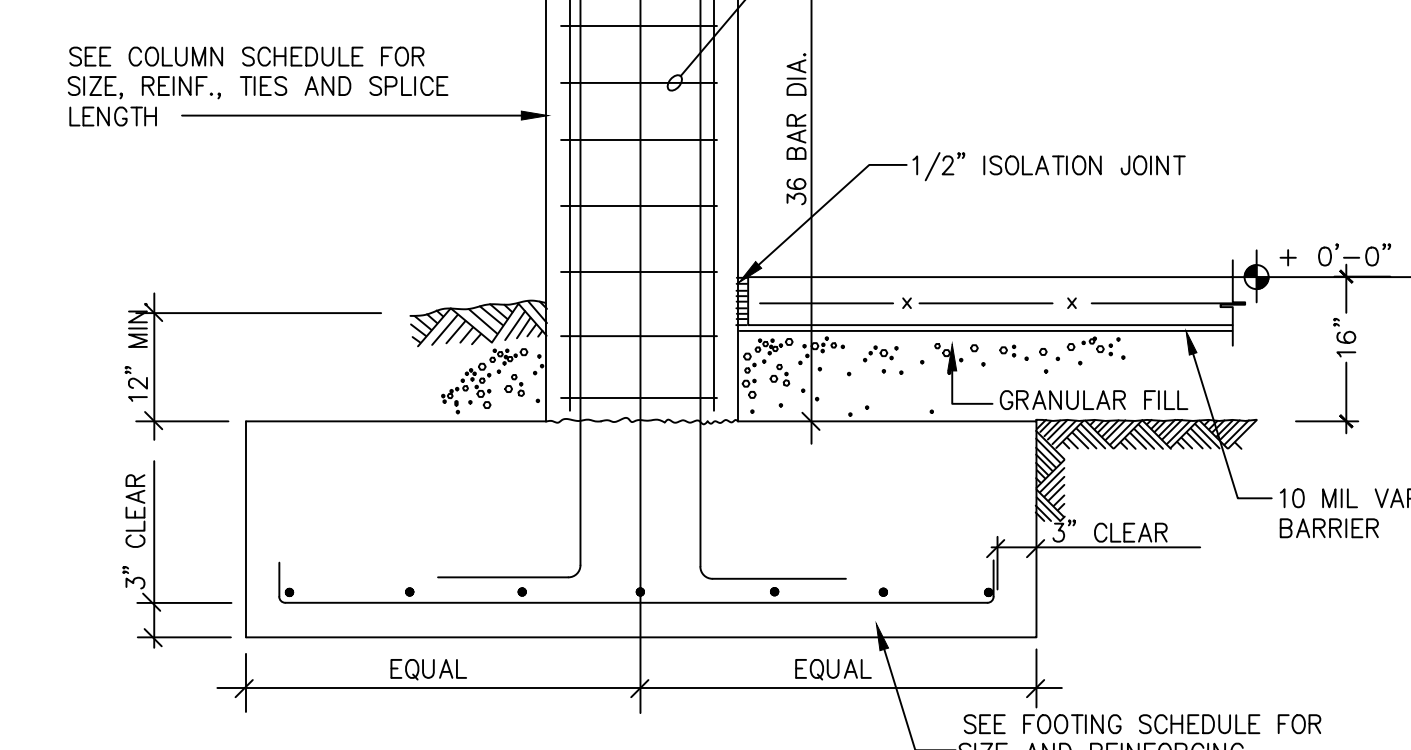
15 TYPICAL FOOTINGS INTERSECTIONS



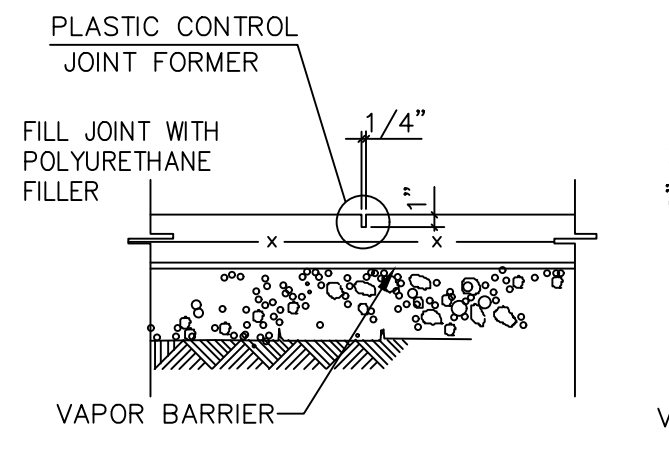
19 SC4 CORNER COLUMN BASE



20 SLAB-ON-GRADE STAIR & ENTRANCE

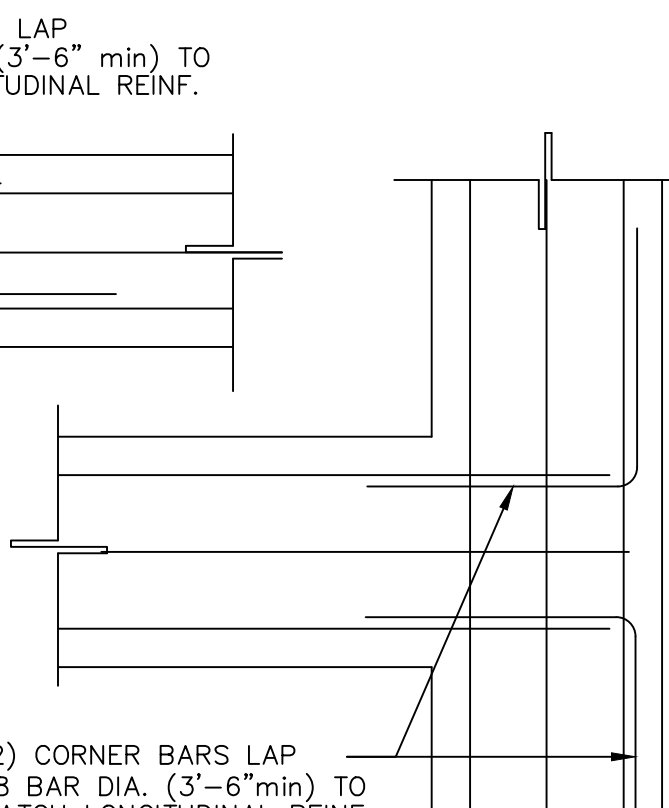


3 TYPICAL EXTERIOR FOOTING
3/4" = 1'-0"

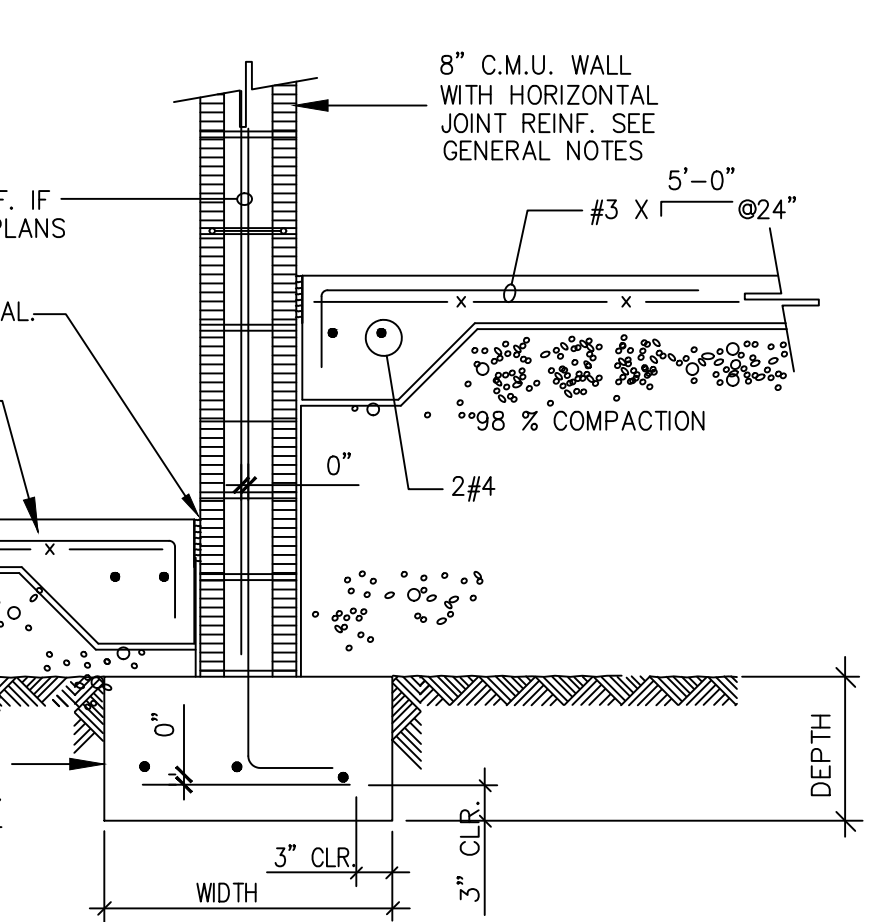


- NOTES:
- 1 - PROVIDE CONTROL JOINT AND CONSTRUCTION JOINT AT ALL COLUMNS AND OR AT 10'-0" O/C MAX. EACH WAY, USE PREMOLDED STRIPS.
 - 2 - CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT.
 - 3 - SAW CUT JOINT MAY BE USED IF DONE WITHIN 24 HOURS OF CONCRETE PLACING.
 - 4 - PROVIDE 6x6-W1.4xW1.4 W.W.F. AT ALL EXTERIOR SLAB-ON-GRADE (TYP. U.N.O.)

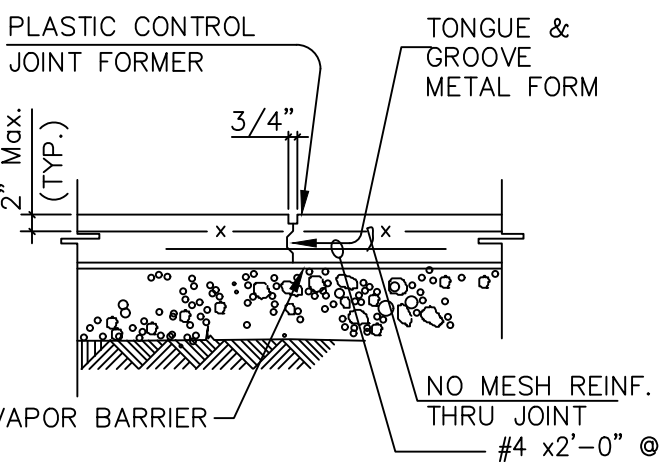
9 SLAB ON GRADE JOINT DETAILS



15 TYPICAL FOOTINGS INTERSECTIONS

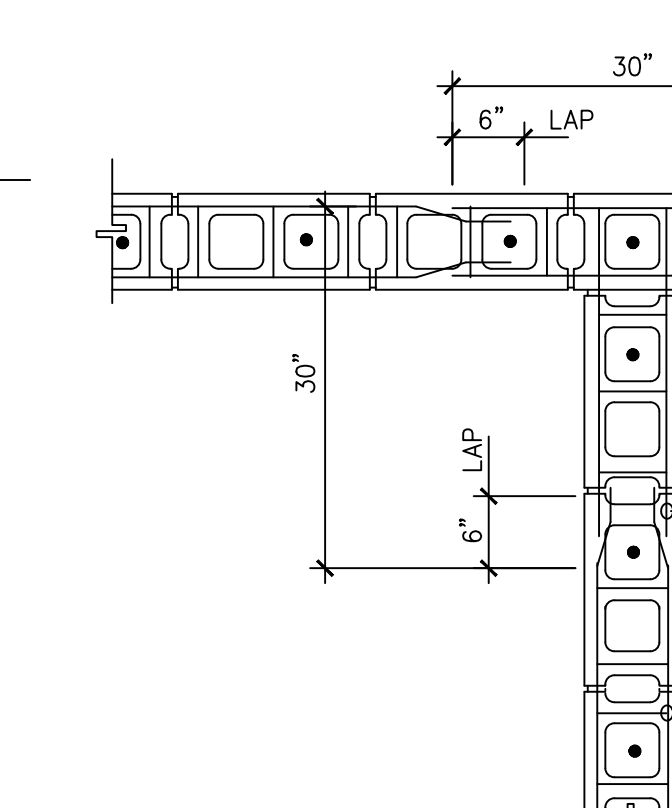


4 INTERIOR WALL FOOTING SECTION

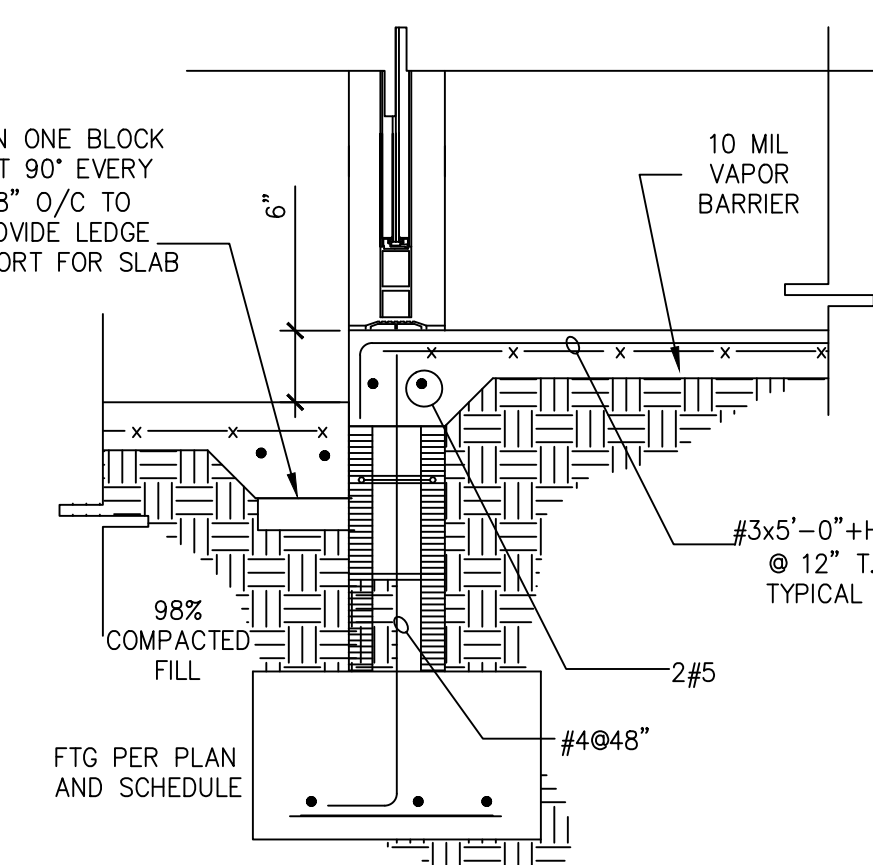


- NOTES:
- 1 - PROVIDE CONTROL JOINT AND CONSTRUCTION JOINT AT ALL COLUMNS AND OR AT 10'-0" O/C MAX. EACH WAY, USE PREMOLDED STRIPS.
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 - 4 - PROVIDE 6x6-W1.4xW1.4 W.W.F. AT ALL EXTERIOR SLAB-ON-GRADE (TYP. U.N.O.)

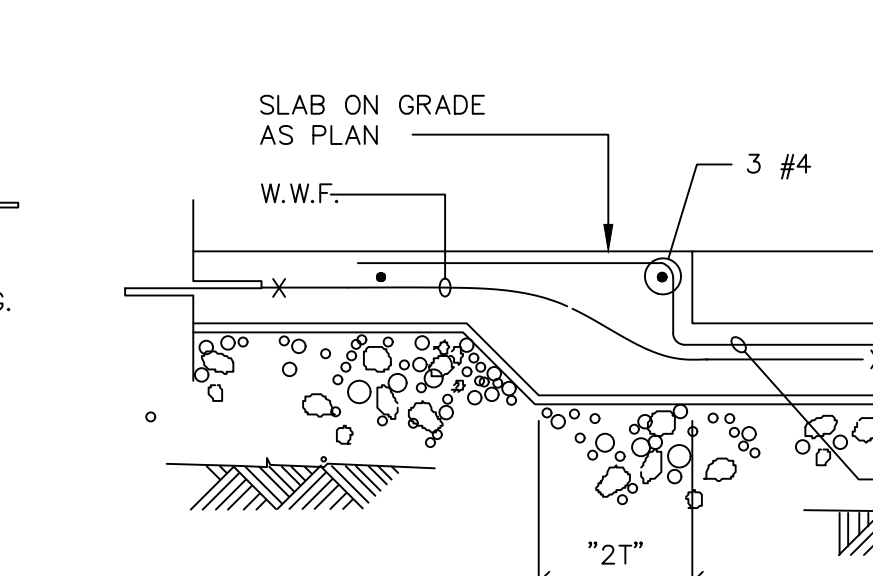
9 SLAB ON GRADE JOINT DETAILS



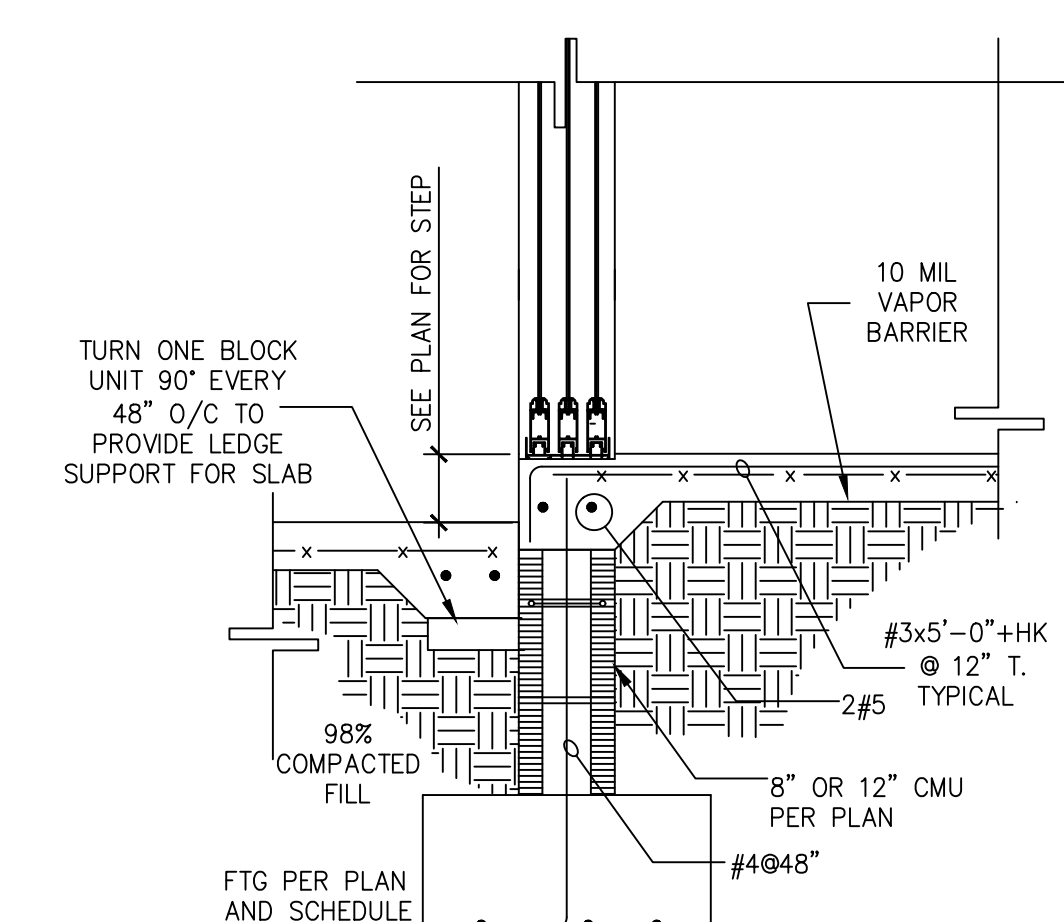
16 TYP. INTERSECTION REINFORCING DETAIL
3/4" = 1'-0"



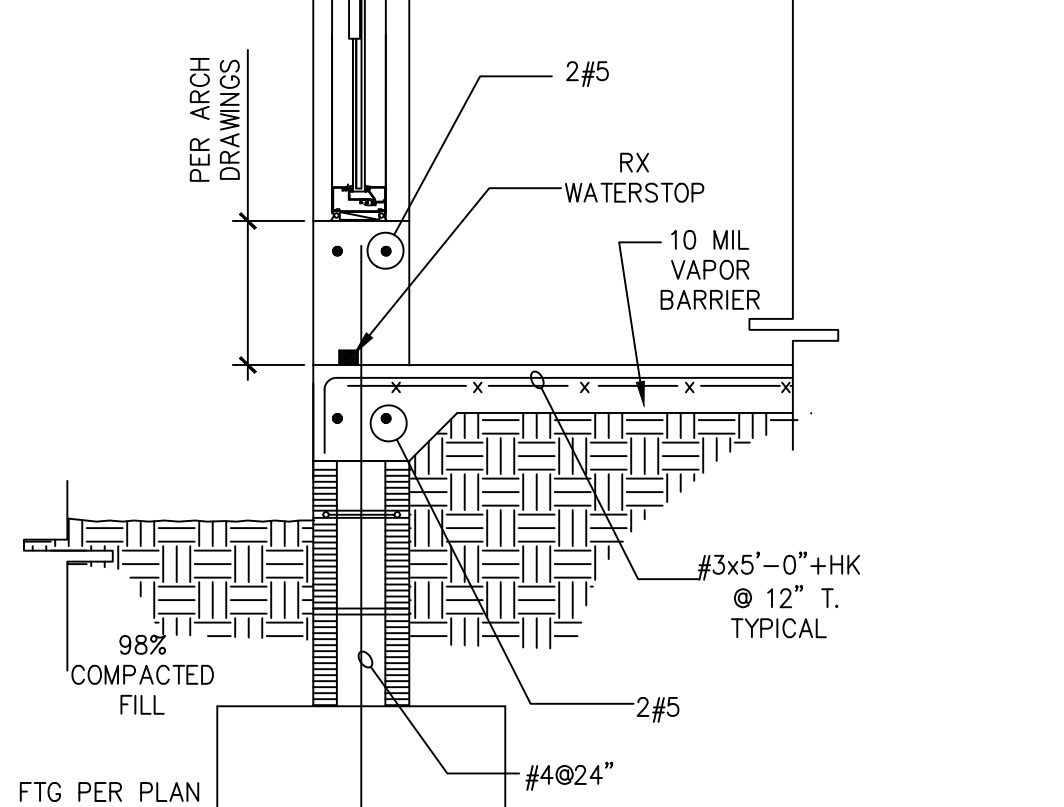
21 POOL DECK BACK ACCESS



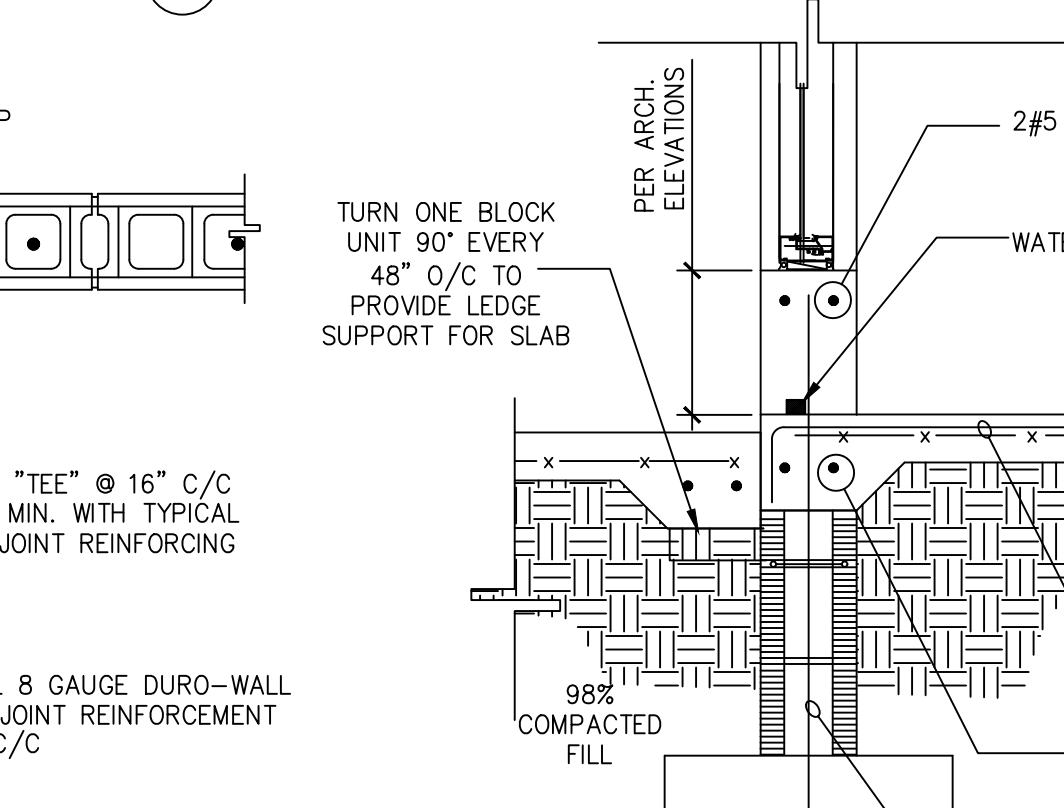
22 EXTERIOR PLANTER



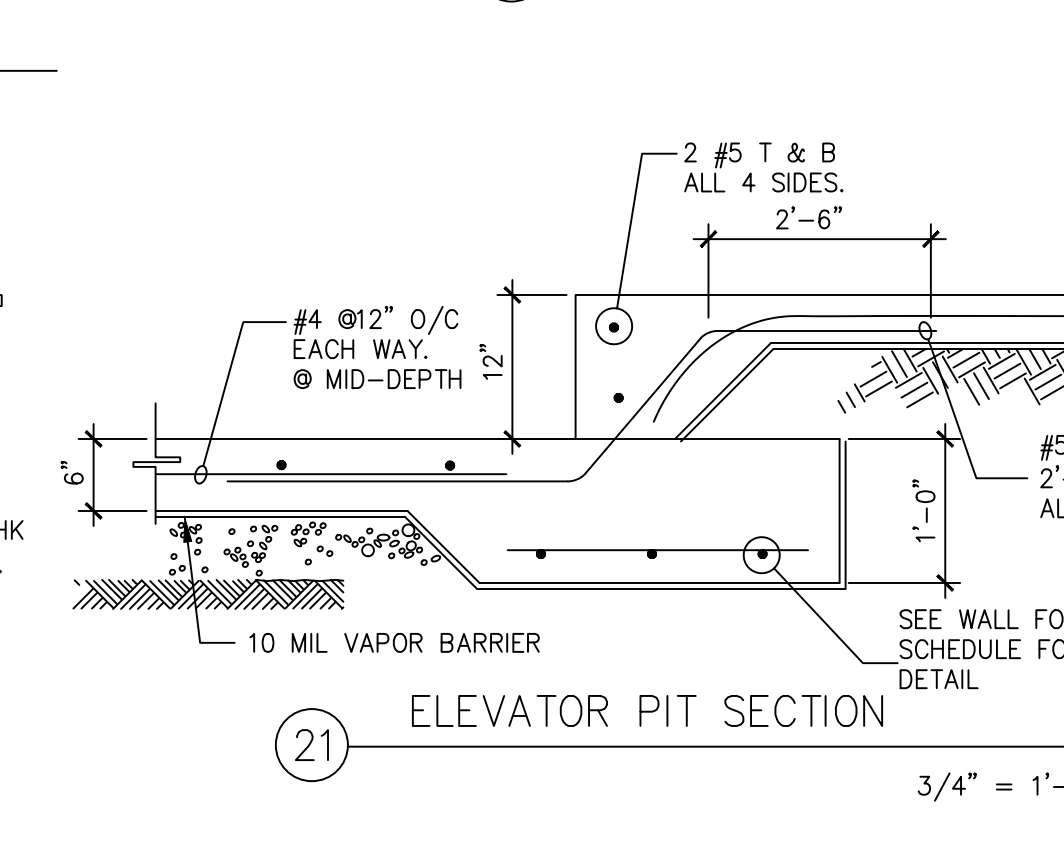
5 EXTERIOR WALL



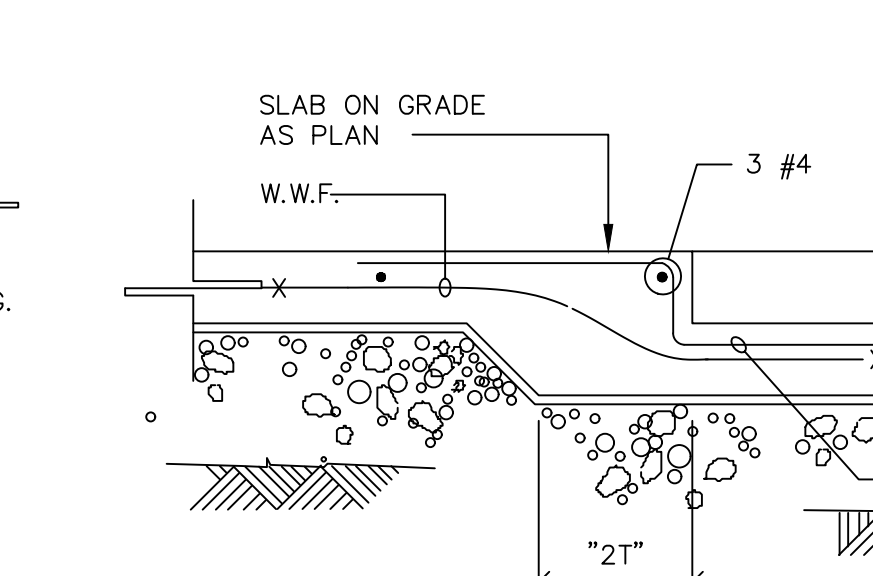
10 EXTERIOR WALL



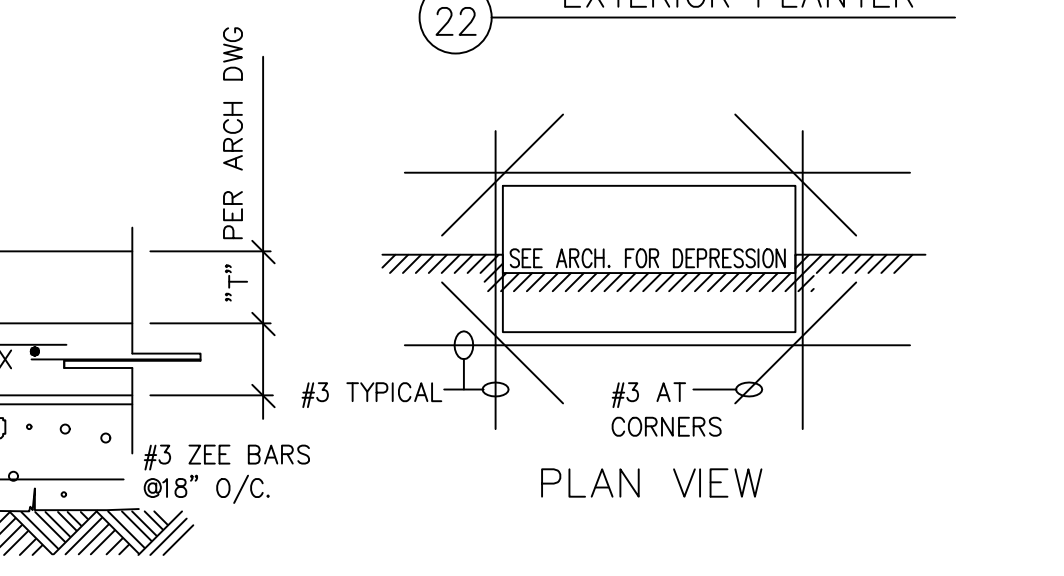
22 EXTERIOR WALL



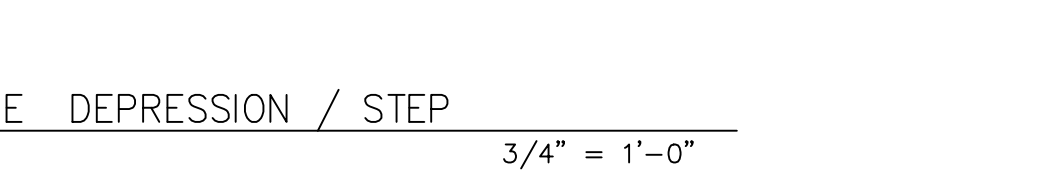
21 POOL DECK BACK ACCESS



22 EXTERIOR PLANTER



22 EXTERIOR PLANTER

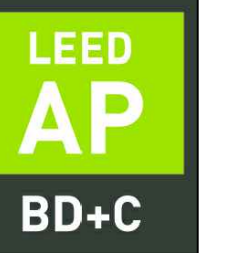


22 EXTERIOR PLANTER
3/4" = 1'-0"

REVISION BY

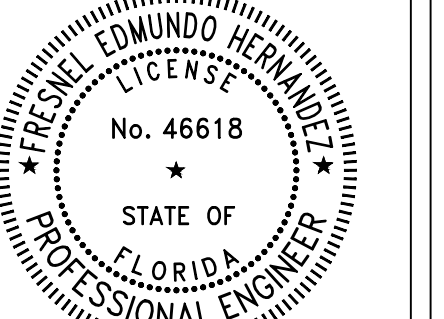


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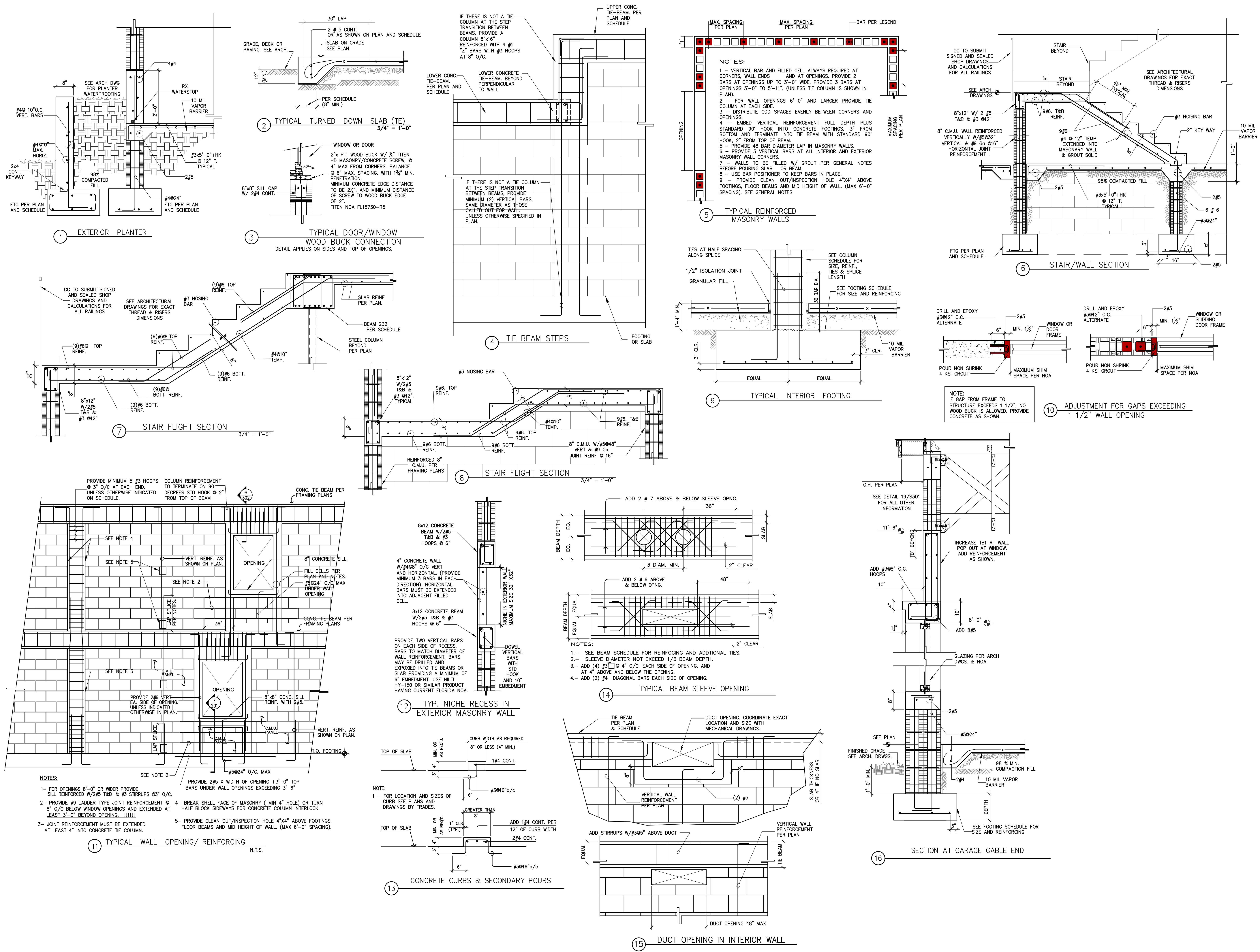
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NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:
MER
DATE:
12/15/25
SCALE:
AS NOTED
SHEET NO.:

S201



REVISION

BY

MARK REARDON

architect

mark@reardonarchitect.com

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FLORIDA COMMUNITY REHABILITATION LICENSING BOARD

No. 46618

STATE OF FLORIDA

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PHONE: 305-971-0100

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CERTIFICATE OF AUTHORIZATION #9129

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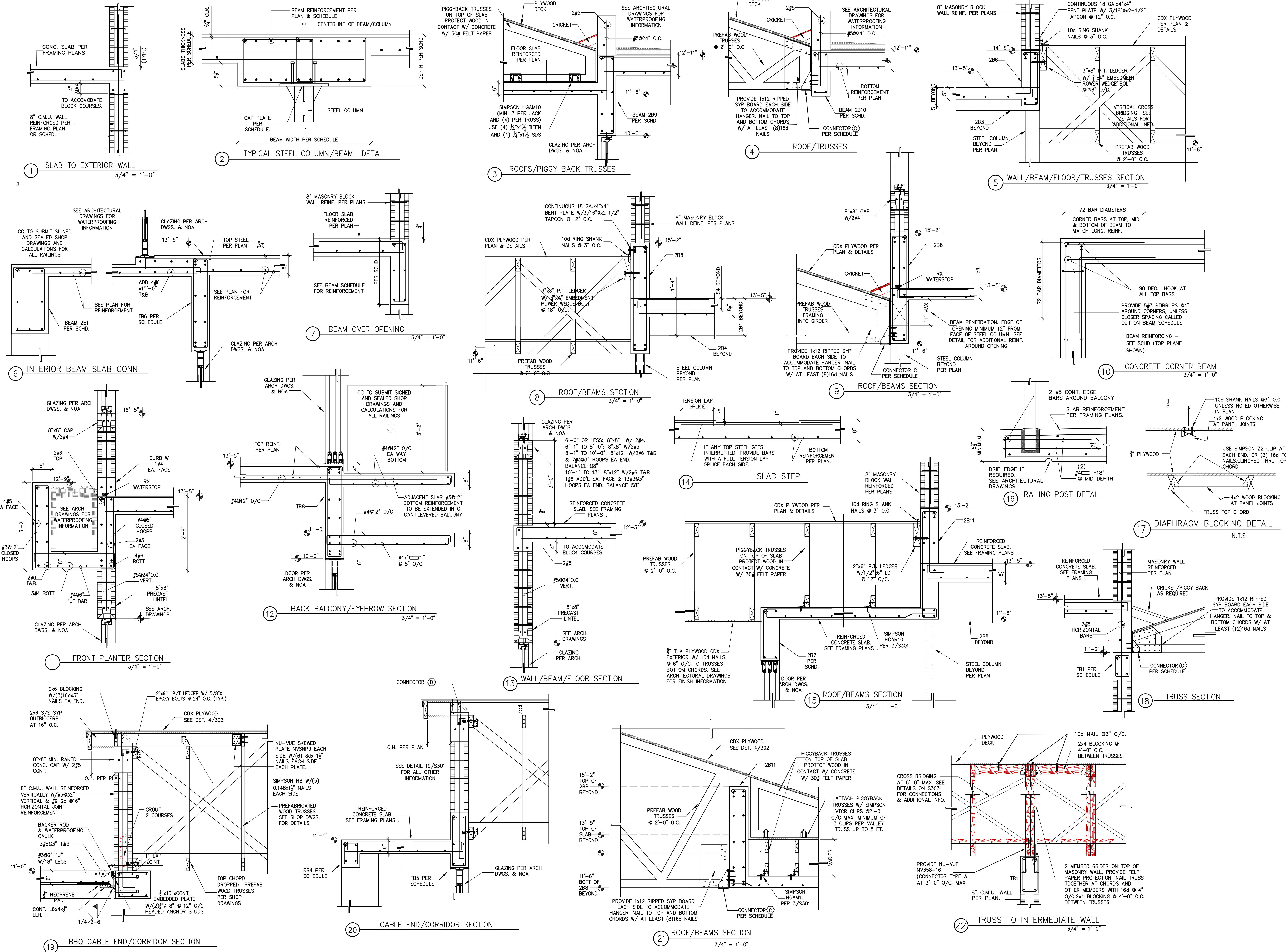
12/15/25

SCALE:

AS NOTED

SHEET NO.:

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REVISION BY

MARK REARDON architect

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MER

DATE:

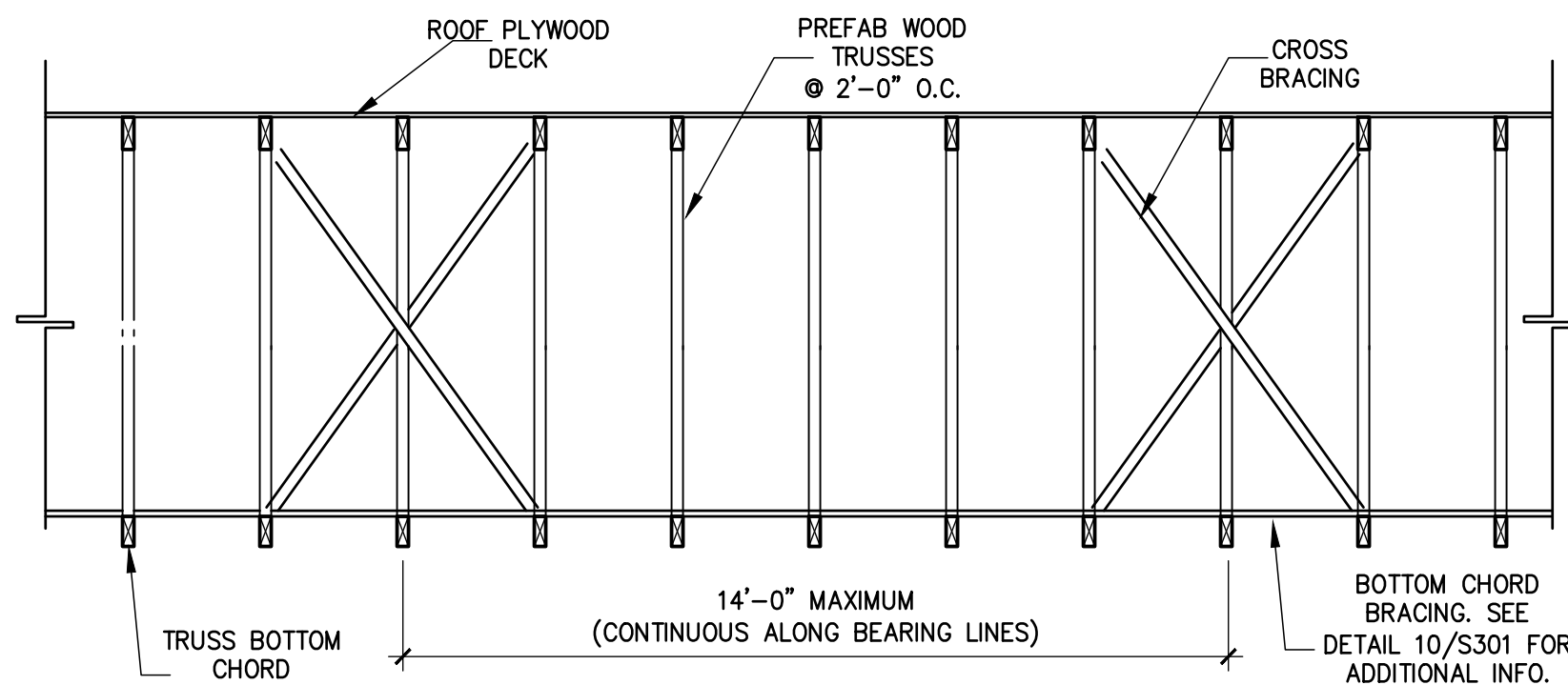
12/15/25

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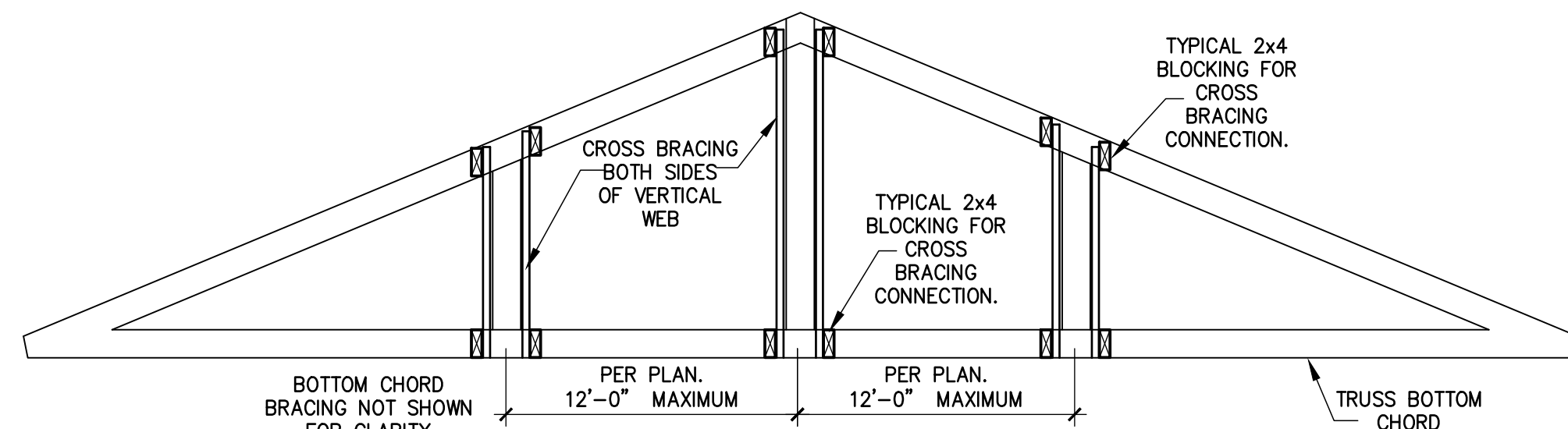
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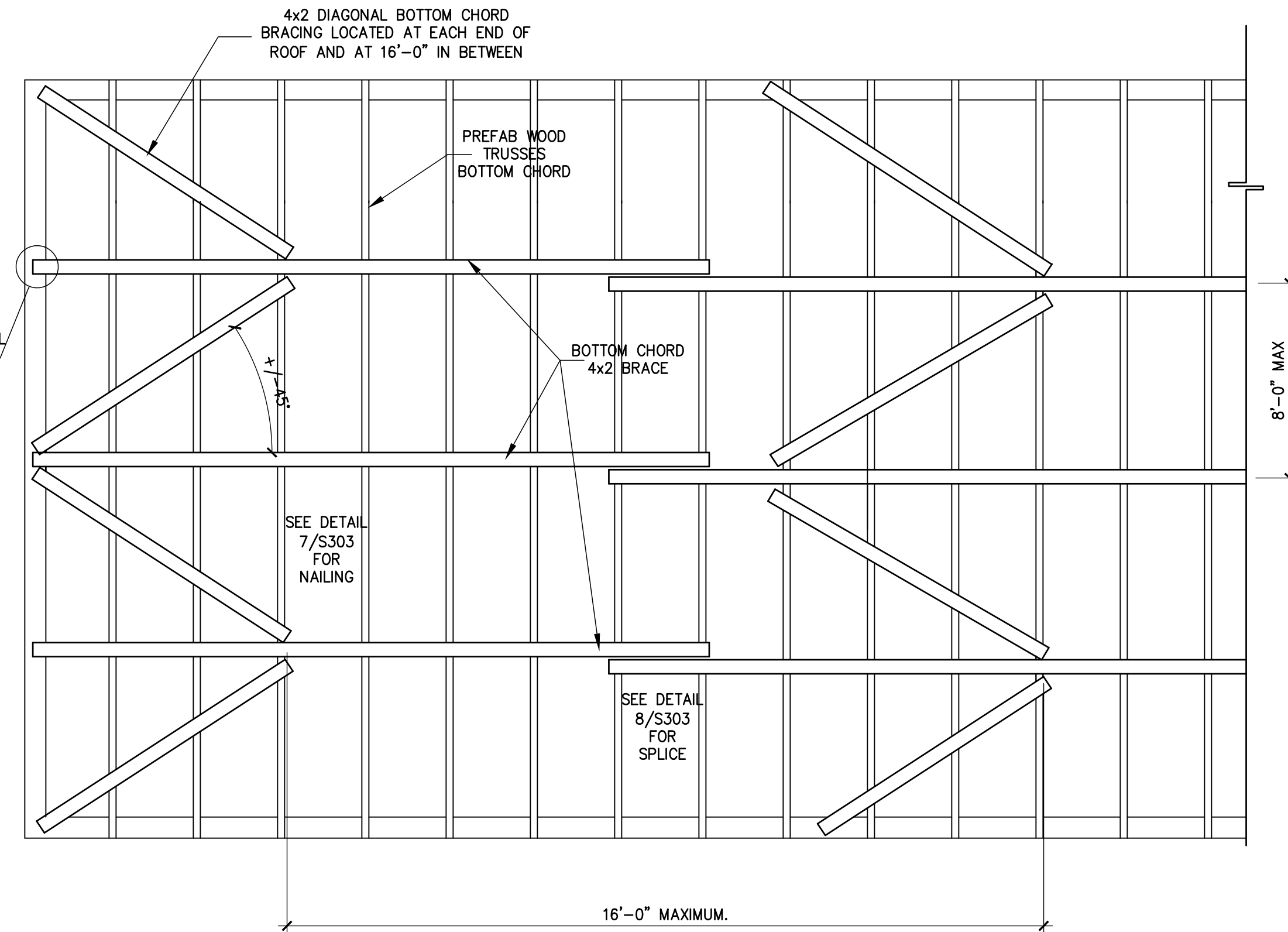
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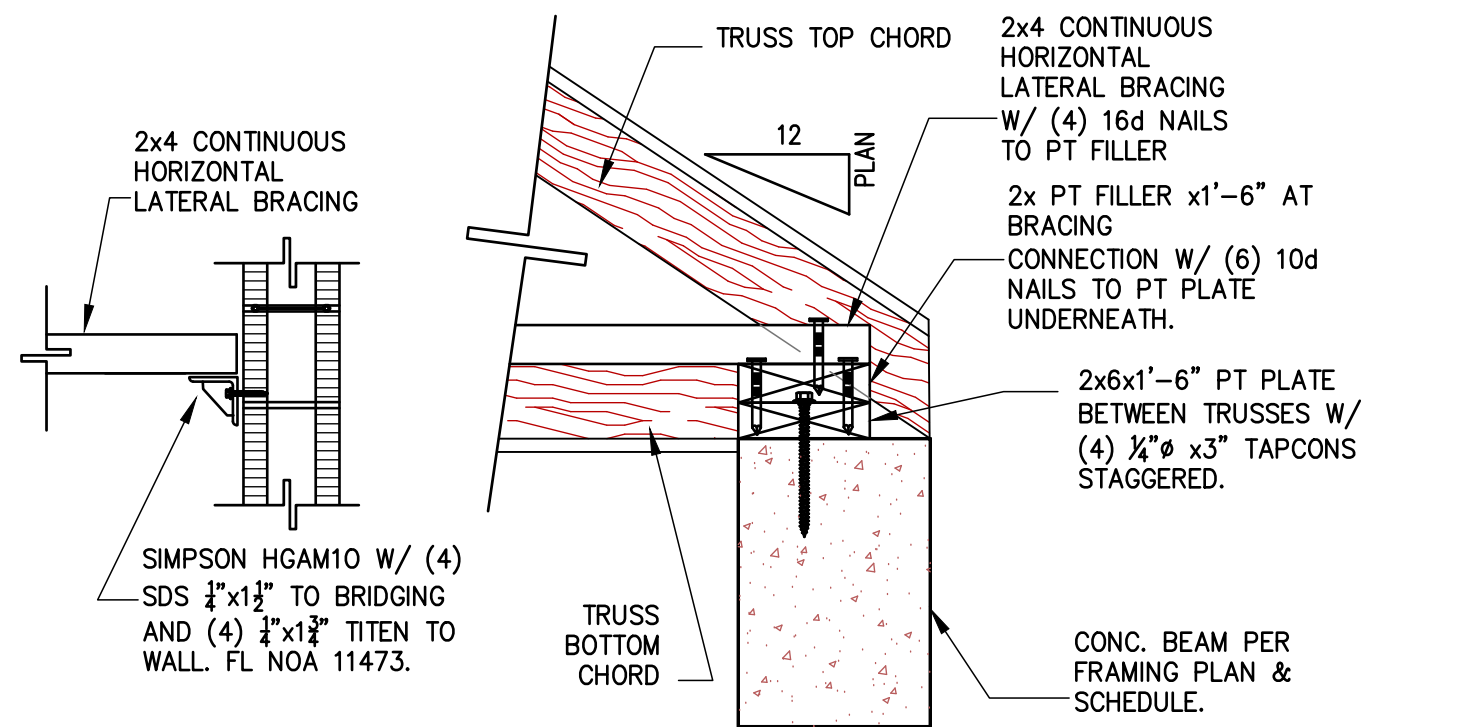
1 ROOF TRUSSES CROSS BRACING SPACING ALONG LENGTH OF BUILDING



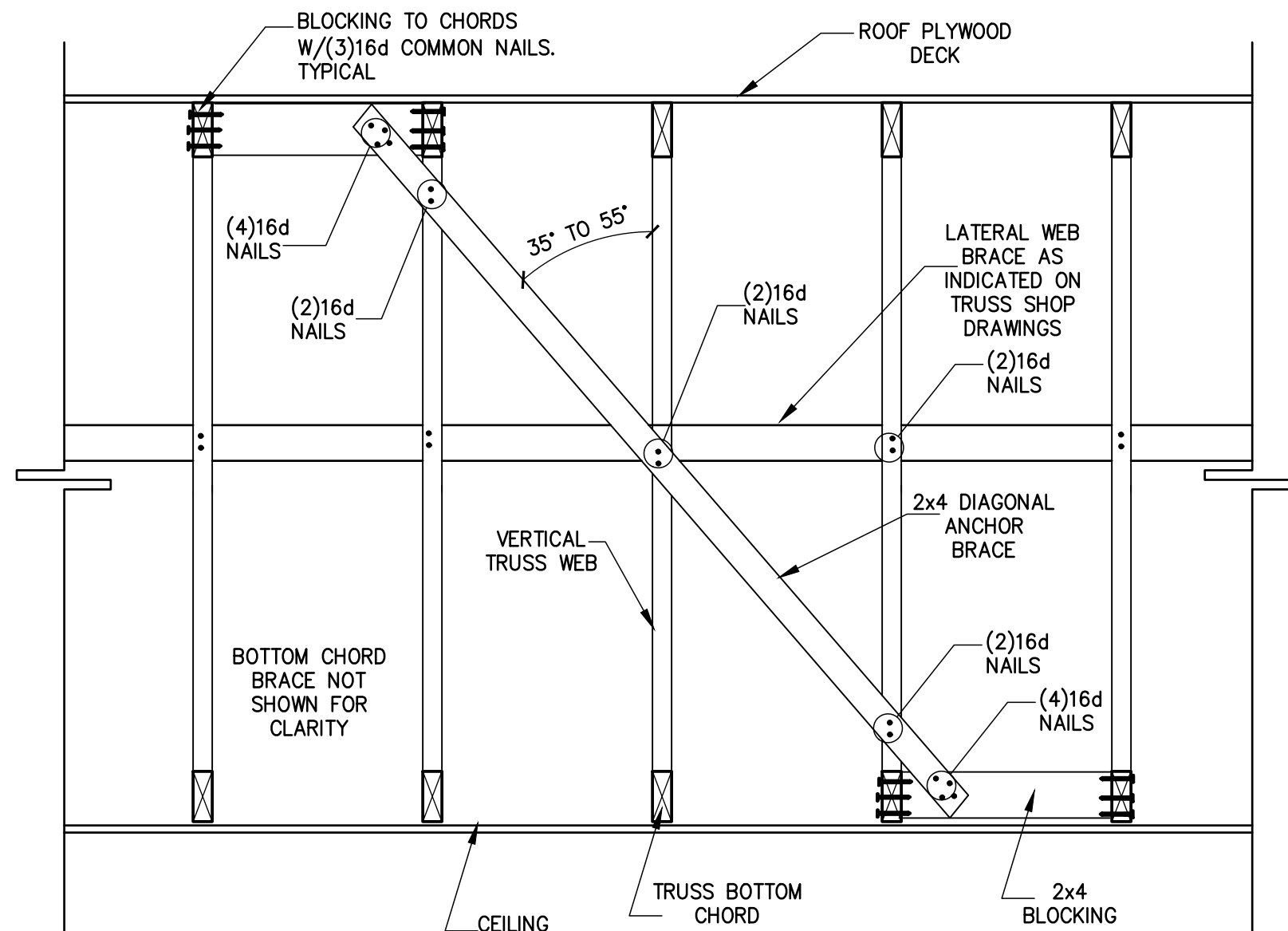
2 ROOF TRUSSES CROSS BRACING SPACING ACROSS WIDTH OF BUILDING



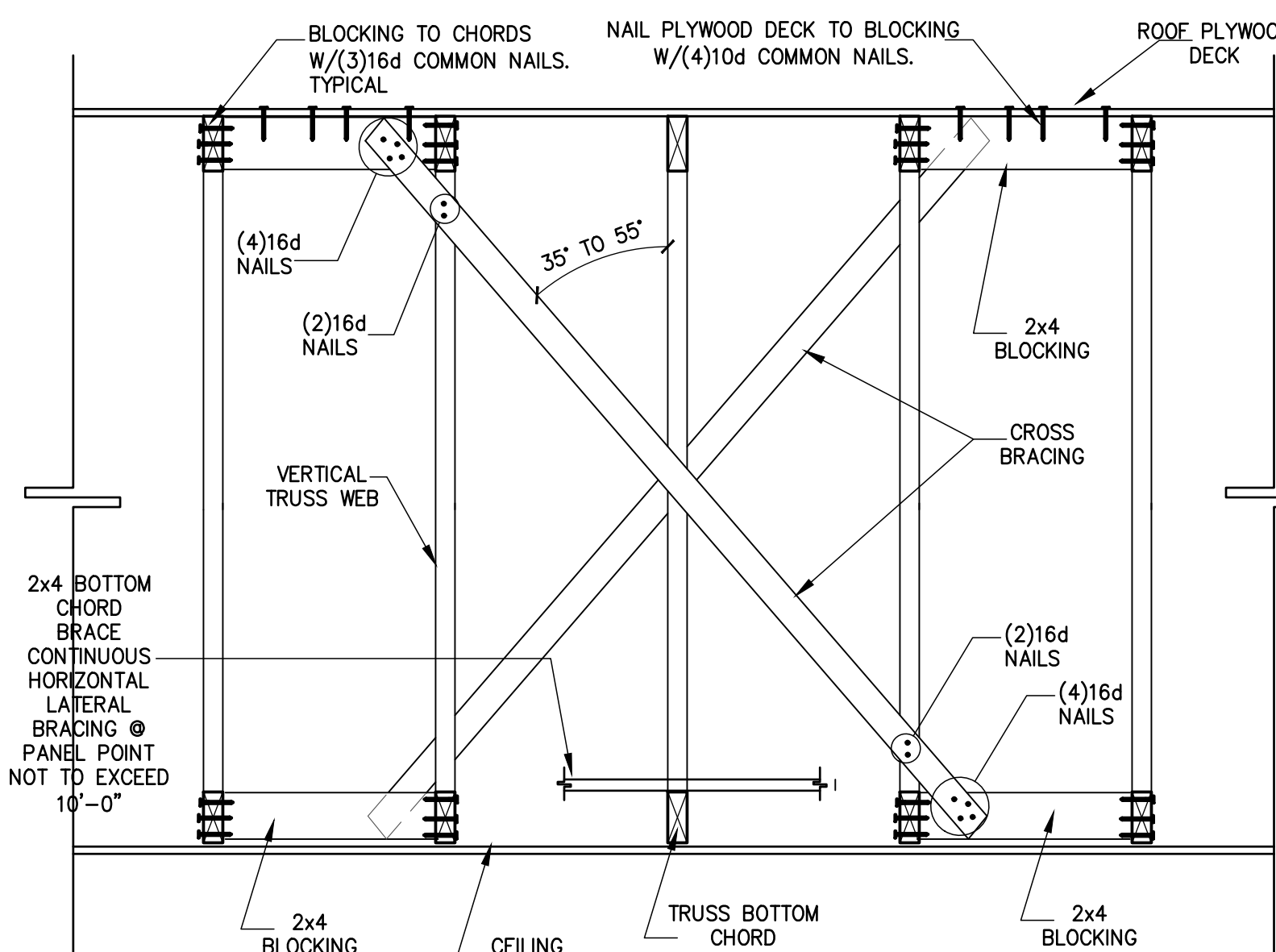
6 PLAN VIEW OF TRUSSES BOTTOM CHORD BRACING



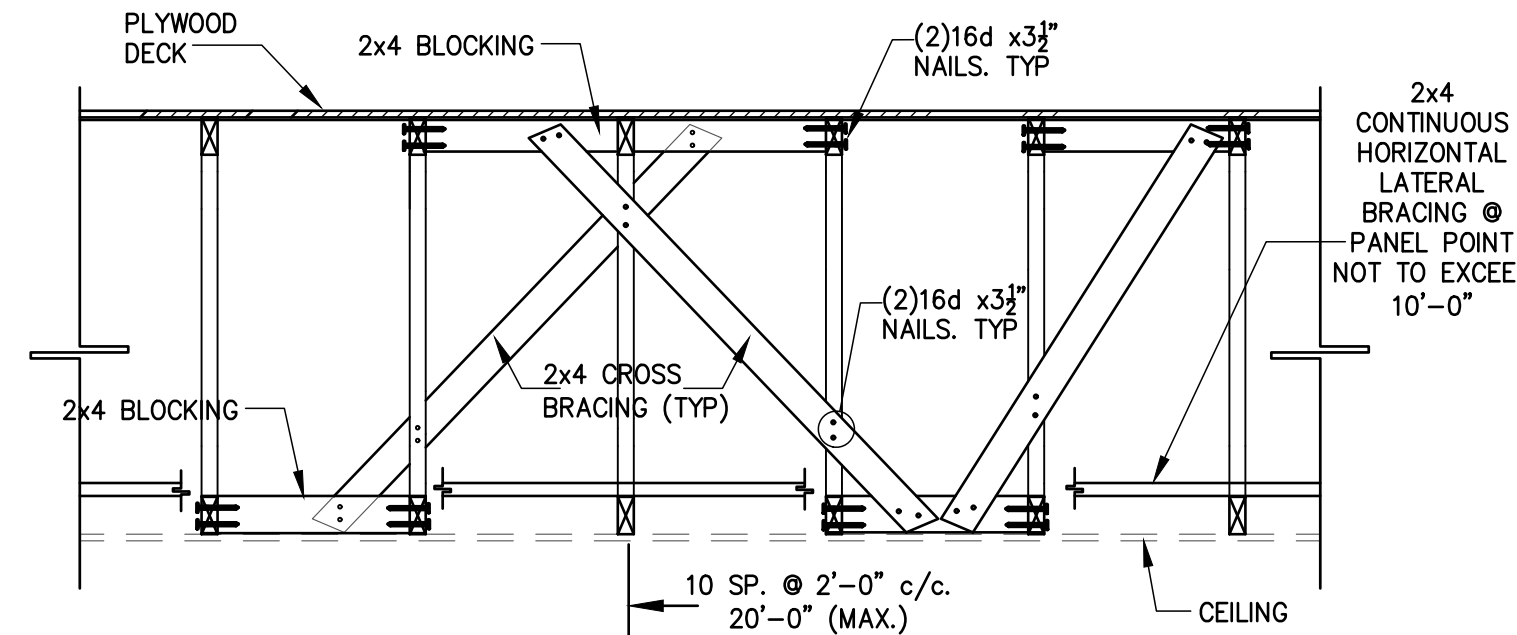
3 HORIZONTAL BRACING TO BEAM



5 TYPICAL ANCHOR BRACING DETAIL FOR LATERAL WEB BRACE



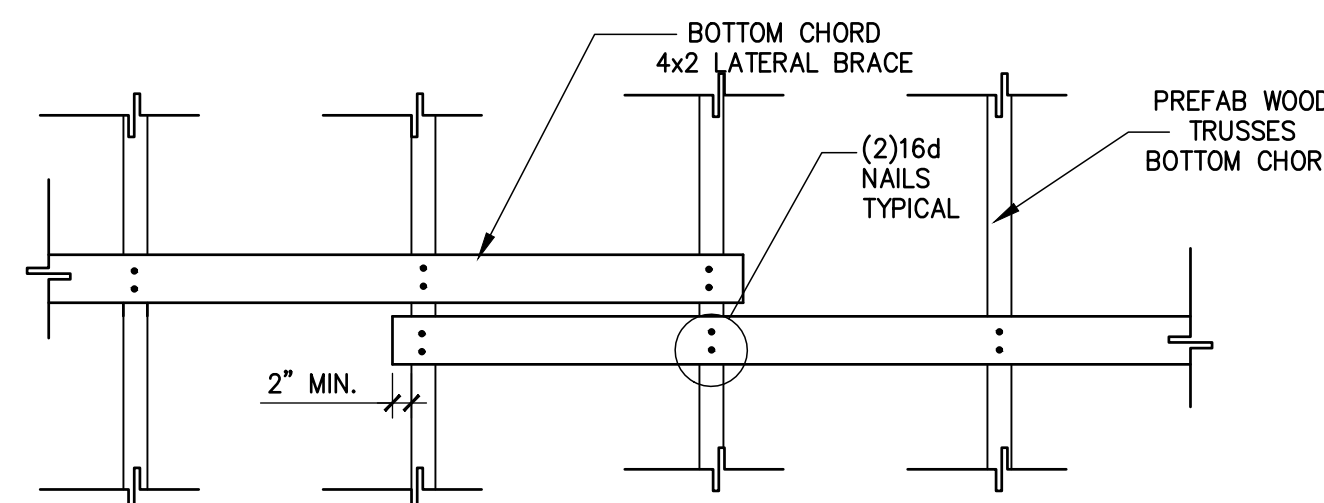
4 TYPICAL CROSS BRACING DETAIL



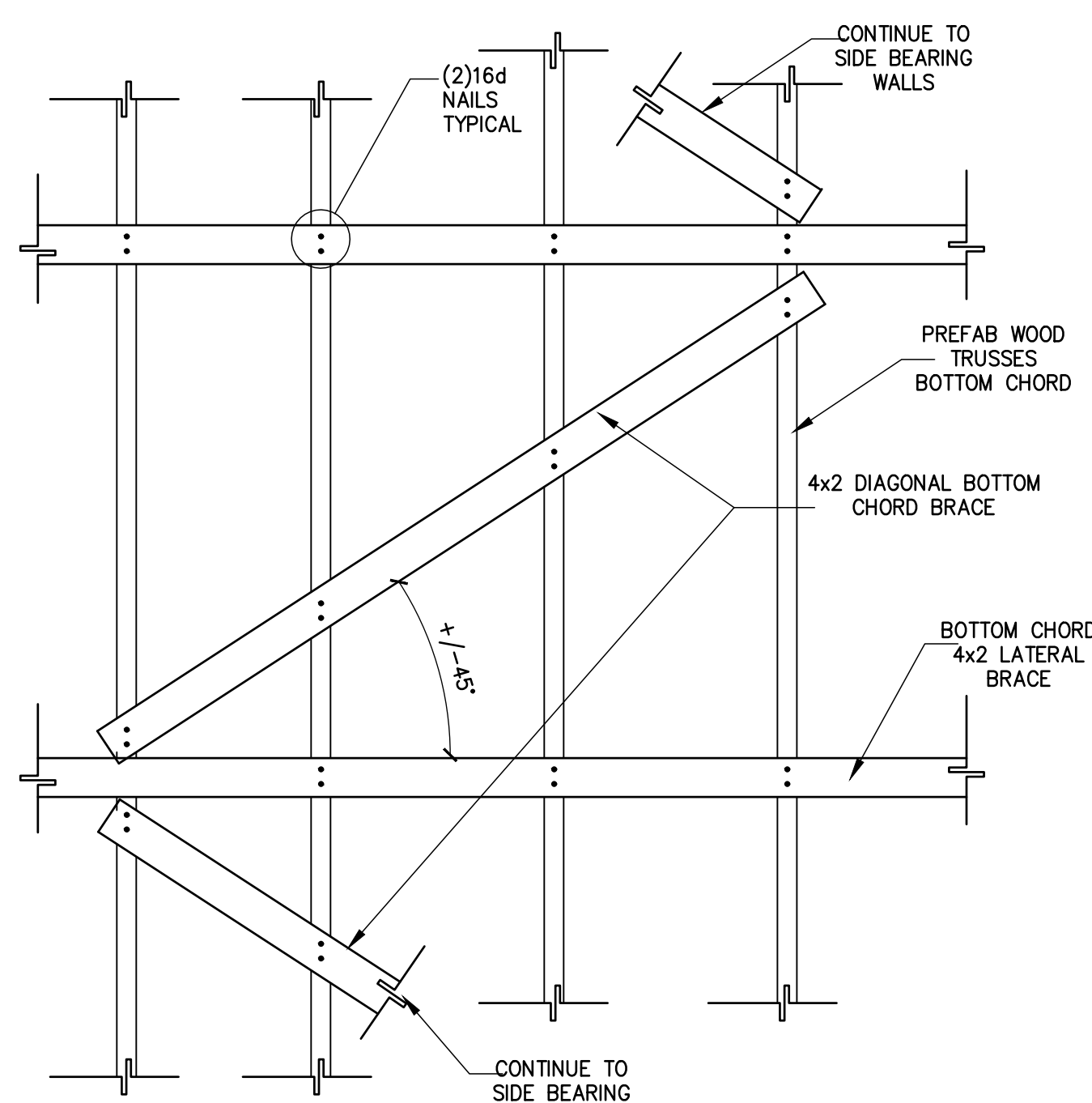
8 TYPICAL BOTTOM CHORD BRACING SPLICE DETAIL PLAN VIEW

HORIZONTAL BRACING OF BOTTOM CHORD:
1. PROVIDE ONE ROW OF HORIZONTAL BRACING AS SHOWN EVERY 10'-0" OF SPAN OF TRUSS.
2. BRACING MEMBERS TO BE CONTINUOUS 2x4 WOOD MEMBERS AT SPLICE LOCATIONS, LAP BRACING MEMBERS OVER AT LEAST THREE TRUSSES ATTACHED TO BC W/ (2) 16d x 3". SEE DETAIL 9 THIS SHEET.

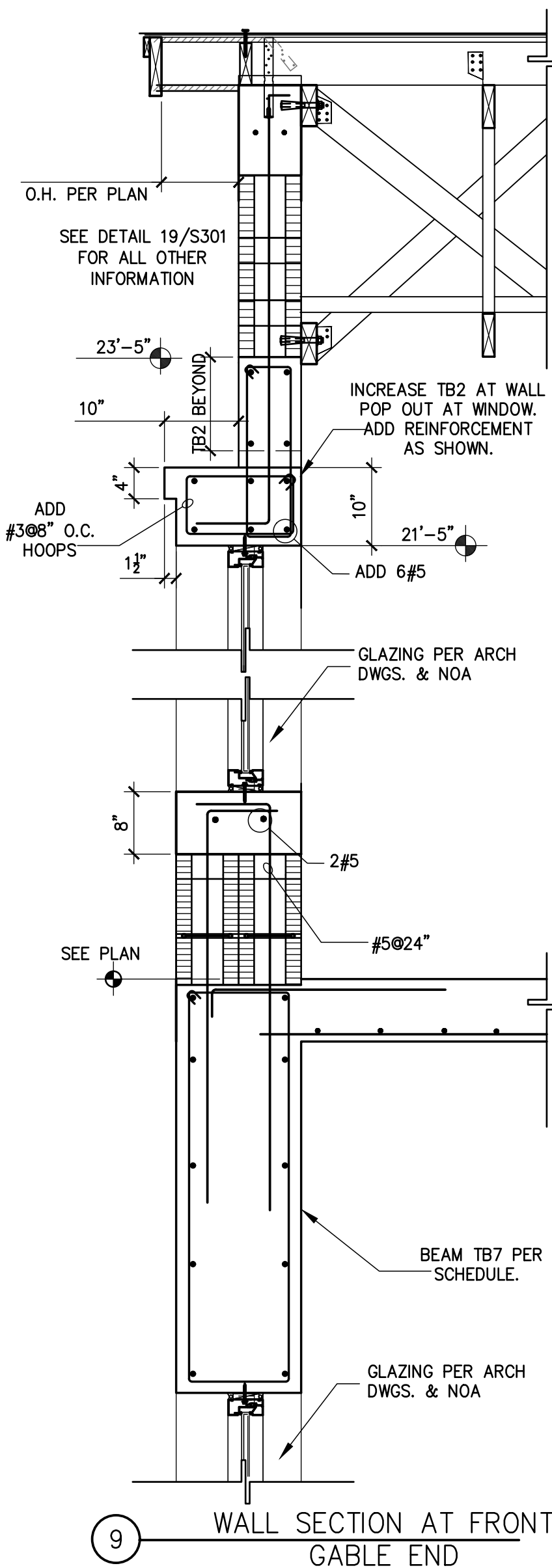
DIAGONAL BRACING:
1. PROVIDE CROSS BRACING, AS SHOWN, AT EACH END OF EACH ROW OF PERMANENT HORIZONTAL BRACING, AND AT NO MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING.
2. BRACING MEMBERS TO BE 2x4 WOOD MEMBERS.
3. ALWAYS PROVIDE X-BRACE NEXT TO GIRDER AND SPACE THEM FROM IT.



8 TYPICAL BOTTOM CHORD BRACING SPLICE DETAIL PLAN VIEW



7 TYPICAL BOTTOM CHORD BRACING DETAIL PLAN VIEW



9 WALL SECTION AT FRONT GABLE END

REVISION BY

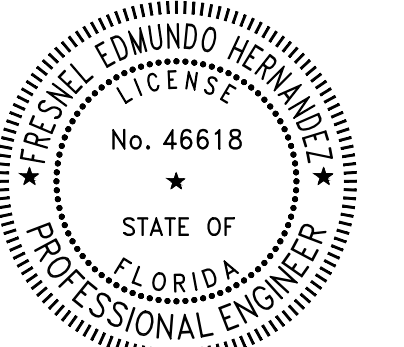


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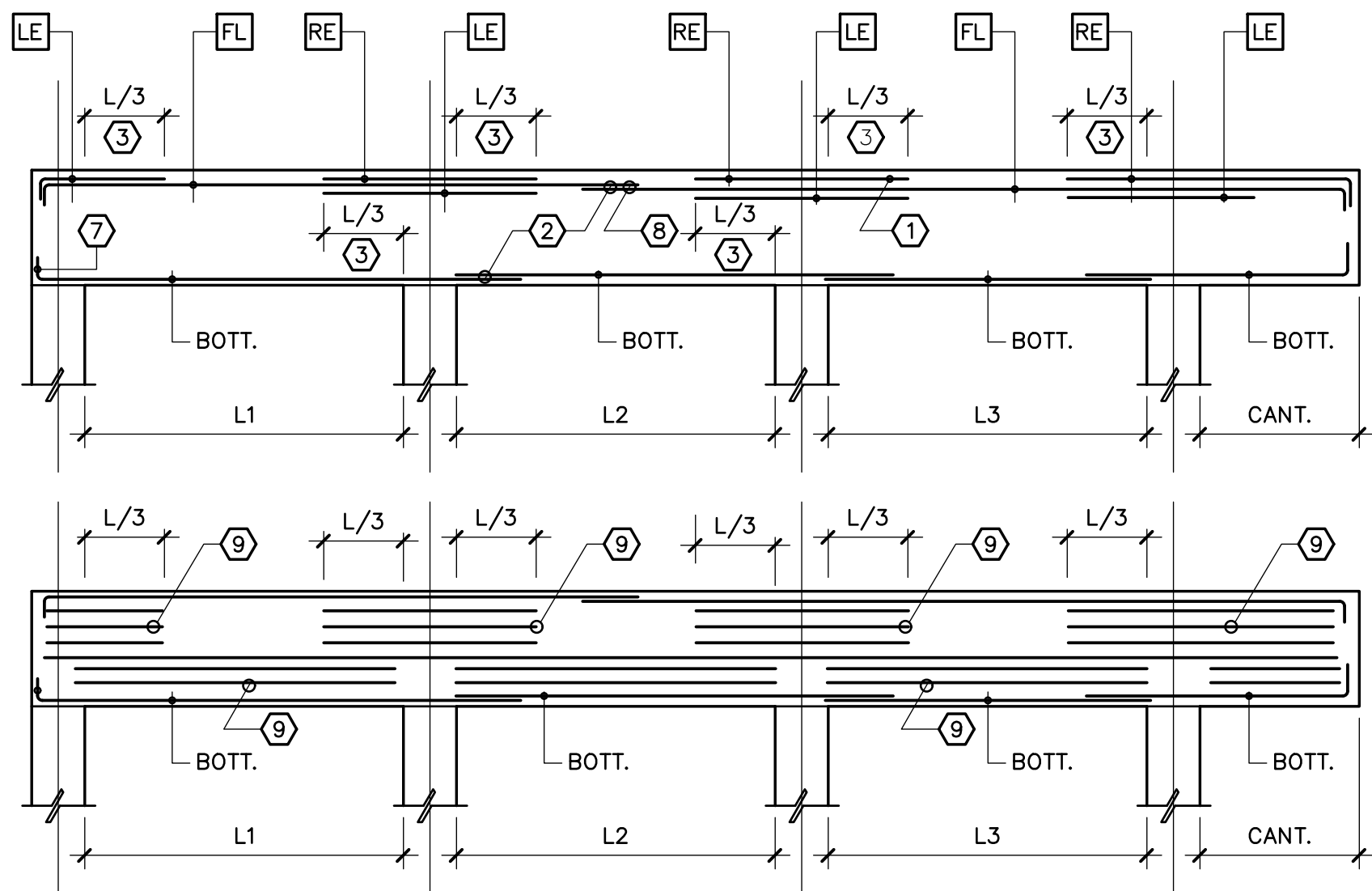
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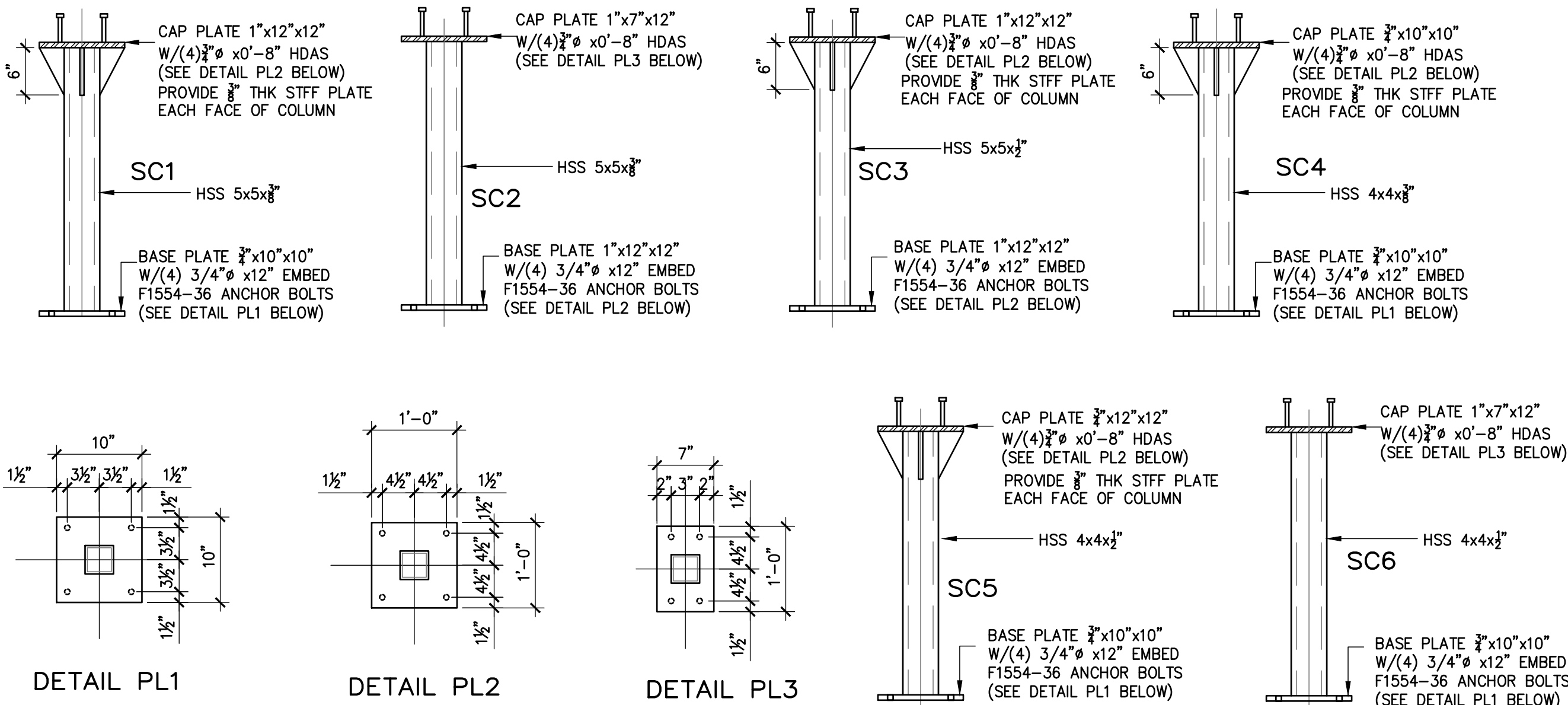
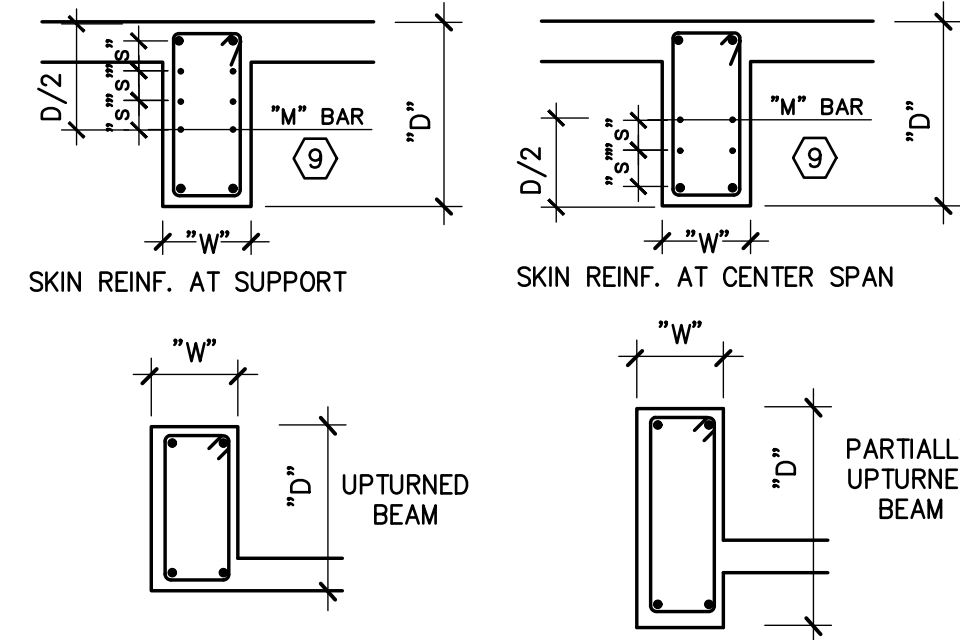


NEW HOUSE FOR:
RKTA 6300 LLC
6300 SW 98 ST
PINECREST, FL

DRAWN BY:
MER
DATE:
12/15/25
SCALE:
AS NOTED
SHEET NO.:
S303



- REINFORCEMENT COVER: 1 1/2" CLEAR TO STIRRUP.
- CLASS "B" TENSION SPLICES PER GENERAL NOTES
- L/3" BASED ON GREATEST ADJACENT SPAN.
- PROVIDE STIRRUPS (#3 SIZE) U.N.O.
- FIRST STIRRUP @ 2" FROM FACE OF COLUMN.
- ALL MEMBERS TO BE READ FROM LEFT TO RIGHT AND BOTTOM TO TOP ON FRAMING PLAN.
- HOOKS ON ALL END BARS TO BE STANDARD 90 DEGREES.
- STAGGER LAPS WHERE SPACING IS LESS THAN 3 BAR DIAMETERS.
- SKIN REINFORCEMENT ("M" BARS) TO BE SPACED AT "S" < 10" O/C. PLACE ON UPPER HALF OF BEAM OVER SUPPORT & LOWER HALF ON CENTER OF SPAN.



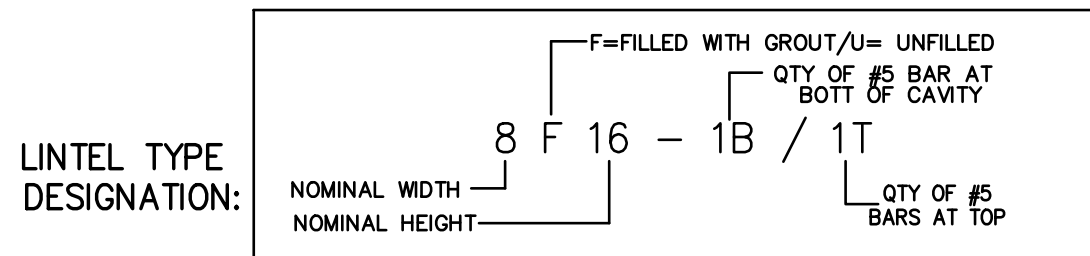
STEEL COLUMNS SCHEDULE

REINFORCED CONCRETE BEAM SCHEDULE											
MARK	SIZE W D	TOP OF BEAM	BOTTOM BARS	TOP BARS			STIRRUPS SIZE	SPACING	REMARKS		
				LE	FL	RE					
TB1	8" 12"	PER PLAN	2 # 5	-	2 # 5	-	# 3	4012"EE, BAL. Ø24"	SEE NOTE (a)		
TB2	8" 24"	PER PLAN	2 # 6	-	2 # 6	-	# 3	Ø 8" O/C F.L.	-		
TB3	8" 42"	11'-6"	2 # 6	-	2 # 6	-	# 3	Ø 10" O/C F.L.	SEE NOTE (c)		
TB4	8" 16"	11'-6"	2 # 6	-	2 # 6	-	# 3	Ø 4" O/C F.L.	-		
TB5	8" 24"	12'-0"	2 # 6	-	2 # 6	-	# 3	Ø 10" O/C F.L.	-		
TB6	8" 41"	13'-5"	4 # 6	-	4 # 6	-	# 3	Ø 12" O/C F.L.	SEE NOTE (b) (c)		
TB7	16" 53"	13'-5"	2 # 6	-	2 # 6	-	# 3	Ø 12" O/C F.L.	SEE NOTE (c)		
TB8	8" 41"	13'-5"	4 # 6	-	4 # 6	-	# 3	Ø 8" O/C F.L.	SEE NOTE (b) (d)		
RB	8" 8"		1 # 5	-	1 # 5	-	# 3	406"EE, BAL. Ø12"	RAKED BEAM		
2B1	16" 30"	13'-1"	3 # 5	-	3 # 5	-	# 3	Ø 12" O/C F.L.	ADD 2#4 EA. FACE		
2B2	20" 14"	13'-5"	8 # 6	-	8 # 6	-	# 3	904"EE, BAL. Ø6"	-		
2B3	20" 10"	13'-5"	4 # 6	-	4 # 6	-	# 3	Ø 4" O/C F.L.	-		
2B4	36" 16"	13'-5"	15 # 6	-	14 # 6	-	# 3	1005"EE, BAL. Ø7"	-		
2B5	36" 12"	13'-5"	12 # 6	-	14 # 6	-	# 3	Ø 5" O/C F.L.	-		
2B6	8" 24"	14'-9"	4 # 6	-	4 # 6	-	# 3	Ø 6" O/C F.L.	SEE NOTE (b) (e)		
2B7	8" 23"	11'-11"	2 # 6	-	2 # 6	-	# 3	Ø 8" O/C F.L.	SEE NOTE (b) (c) (j)		
2B8	8" 44"	15'-2"	4 # 6	-	4 # 6	-	# 3	Ø 10" O/C F.L.	SEE NOTE (b) (c) (e)		
2B9	8" 35"	12'-11"	2 # 6	-	2 # 6	-	# 3	Ø 10" O/C F.L.	SEE NOTE (c)		
2B10	8" 20"	12'-11"	2 # 6	-	2 # 6	-	# 3	Ø 8" O/C F.L.	-		
2B11	8" 44"	15'-2"	4 # 8	-	4 # 8	-	# 3	Ø 10" O/C F.L.	SEE NOTE (b) (d)(e)		
2B12	8" 14"	13'-5"	2 # 6	-	4 # 6	-	# 3	Ø 5" O/C F.L.	SEE NOTE (f)		
2B13	8" 29"	15'-5"	4 # 6	-	4 # 6	-	# 3	Ø 10" O/C F.L.	SEE NOTE (b) (c) (e)		
2B14	12" 14"	13'-5"	4 # 6	-	4 # 6	-	# 3	Ø 5" O/C F.L.	-		
RB1	16" 12"	23'-5"	3 # 5	-	3 # 5	-	# 3	Ø 5" O/C F.L.	-		
RB2	16" 12"	11'-6"	4 # 8	-	4 # 8	-	# 3	Ø 5" O/C F.L.	-		
RB3	16" 12"	11'-6"	3 # 5	-	3 # 5	-	# 3	Ø 5" O/C F.L.	-		
RB4	8" 12"	11'-0"	2 # 6	-	2 # 6	-	# 3	Ø 5" O/C F.L.	SEE NOTE (b) (e)		
RB5	16" 29"	12'-11"	3 # 6	-	3 # 6	-	# 3	Ø 10" O/C F.L.	SEE NOTE (c)		

- NOTE:
- HOOPS SPACING TO BE AT MAXIMUM SPACING OF 5" ABOVE ALL OPENINGS UNLESS A CLOSER SPACING IS SPECIFIED.
 - BOTTOM AND/OR TOP REINFORCEMENT IN TWO OR MORE LAYERS SEPARATED 1" CLEAR.
 - #3010" MAXIMUM "M" BARS EACH FACE.
 - ADD 4 #5 EACH FACE.
 - UPTURNED OR PARTIALLY UPTURNED BEAM.
 - EXTEND TOP REINFORCEMENT 6" INTO ADJACENT SLAB/PARAPET/BEAM.
 - ALL UPTURNED OR PARTIALLY UPTURNED BEAMS MUST BE KEPT 100% SHORED UP UNTIL UPPER/UPTURNED PORTION HAD BEEN POURED AND ATTAINED SPECIFIED CONCRETE F'c.
 - ALL TIE BEAMS WIDTHS ARE NOMINAL, AS THEY ARE POURED ALONG WITH MASONRY.
 - DEPTH OF THE BEAMS AND BEAMS MAY BE ADJUSTED +2"/-1" TO ACCOMMODATE DOORS/WINDOWS OR BLOCK COURSING. (EXCEPT 8"x12" MAY ONLY BE INCREASED). COORDINATE WITH ARCHITECTURAL DRAWINGS/DIMENSIONS.

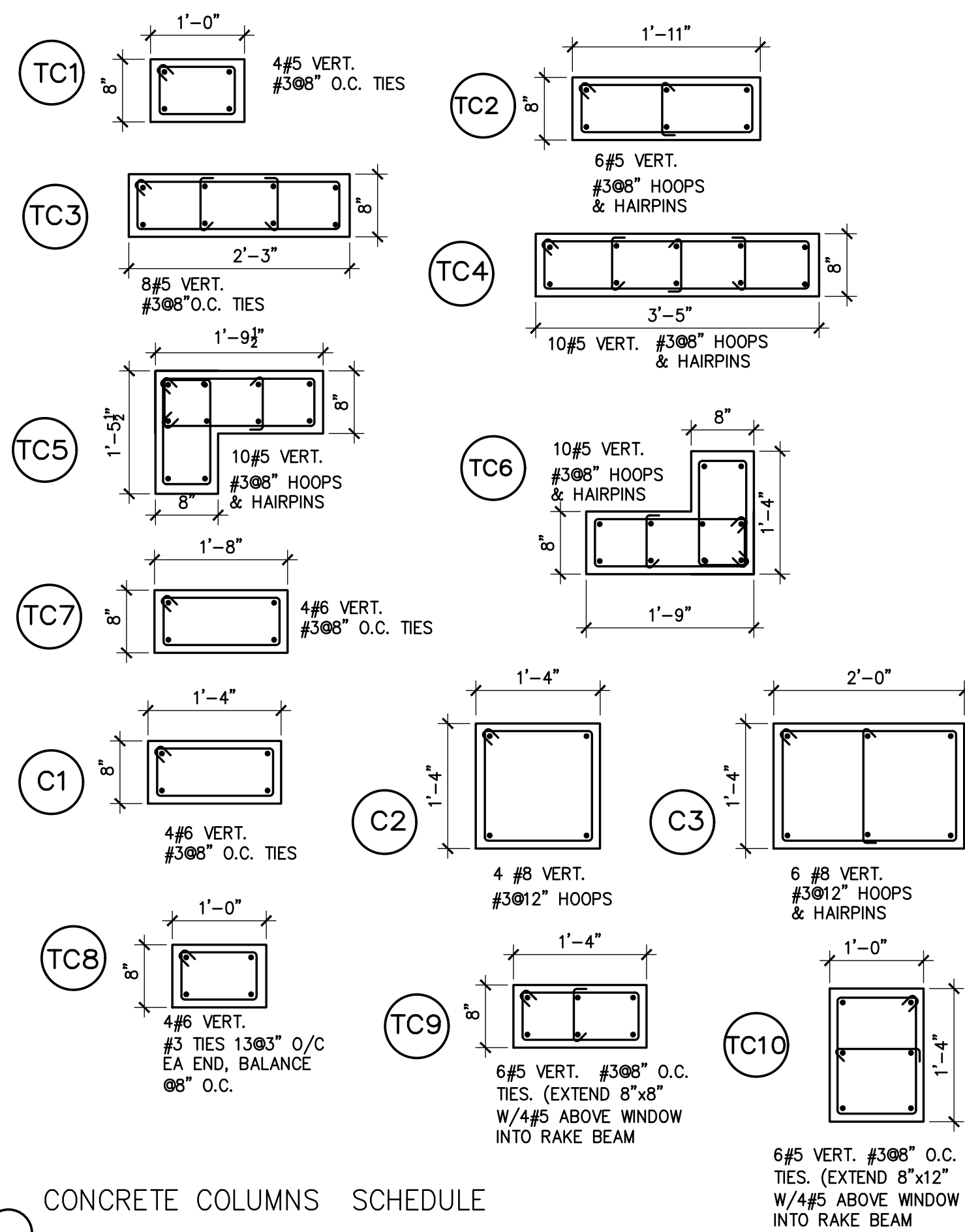
REINFORCED CONCRETE BEAM SCHEDULE

PRECAST LINTEL SCHEDULE					
PROVIDE CAST CRETE PRECAST LINTELS FOR OPENINGS IN MASONRY AS INDICATED IN TABLE BELOW.					
DADE COUNTY N.O.A. # 22-0125.04					
WALL THICKNESS	CLEAR SPAN	LINTEL TYPE	ALLOWABLE LOAD	MINIMUM BEARING	NOTES
8" WALL	UP TO 3'-6"	8F12-1B	4605#LF	8"	
8" WALL	3'-6" TO 6'-6"	8F20-1B	5381#LF	8"	
8" WALL	6'-6" TO 9'-4"	8F28-1B	4705#LF	8"	
8" WALL	9'-4" TO 13'-0"	TIE BEAM TB2		8"	



CONCRETE TIE BEAM DEPTH MAY BE INCREASED AT OPENINGS IN LIEU OF PRECAST LINTEL PROVIDING REINFORCEMENT AS PER DETAIL 6/S303

LINTEL SCHEDULE



CONCRETE COLUMNS SCHEDULE

- NOTES:
- DIMENSIONS ARE NOMINAL. THICKNESS OF THE COLUMNS TO MATCH MASONRY THICKNESS.
 - LENGTH OF THE COLUMNS MAY BE ADJUSTED +2"/-2" TO ACCOMMODATE DOORS/WINDOWS OR BLOCK COURSING. (EXCEPT 8"x12" MAY ONLY BE INCREASED). COORDINATE WITH ARCHITECTURAL DRAWINGS/DIMENSIONS.

MARK	WIDTH	DEPTH	LONG	TRANSVERSE	NOTES
TE1	8"	12" MIN	2 # 5 CONT.	SEE 2/S202	
TE2	12"	12" MIN	2 # 5 CONT.		
TE3	16"	12" MIN	2 # 5 CONT.		
WF6	32"	12"	4#5 CONT T&B.	#5 Ø 8" T&B	
WF5	18"	12"	4 # 5 CONT.	# 4 Ø 12" TOP.	
WF4	16"	12"	2#5 CONT. T&B	# 4 Ø 12" T&B	
WF3	16"	12"	2# 5 CONT.	# 5 Ø 24" BOTT	
WF2	24"	12"	3 # 5 CONT.	# 5 Ø 12" BOTT	
WF1	24"	12"	3#5 CONT T&B.	#4 Ø 12" T&B	

(*) PROVIDE STD HOOK AT EACH END.

WALL FOOTING SCHEDULE

FOOTING SCHEDULE			
MARK	SIZE	REINF.	NOTES
F2.5	2'-6"x2'-6"x12"	3 # 5 E.W.	
F3	3'-0"x3'-0"x16"	3 # 5 E.W.	
F3.5	3'-6"x3'-6"x16"	4 # 5 E.W.	
F4	4'-0"x4'-0"x16"	5 # 5 E.W.	
F4.5	4'-6"x4'-6"x16"	5 # 5 E.W.	
F5	5'-0"x5'-0"x16"	6 # 5 E.W.	
F5.3	5'-4"x5'-4"x16"	6 # 5 E.W.	
F5.8	5'-9"x5'-9"x16"	5 # 6 E.W.	
F6	6'-0"x6'-0"x16"	6 # 6 E.W.	
F6.6	6'-8"x6'-8"x16"	7 # 6 E.W.	
F7.6	7'-8"x7'-8"x16"	7 # 6 E.W.	
F47	4'-0"x7'-0"x16"	7#6 B/S. 4#6 B/L	

- NOTES:
- B: INDICATES BOTTOM BARS
 - T: INDICATES TOP BARS
 - S: INDICATES SHORT BARS. (SHORT DIRECTION)
 - L: INDICATES LONG BARS. (LONG DIRECTION)
 - ALL BOTTOM BARS 6 FT AND SHORTER MUST HAVE STD HOOK AT EACH END. ALL TOP BARS MUST HAVE STD HOOK AT EACH END.

SPREAD FOOTING SCHEDULE

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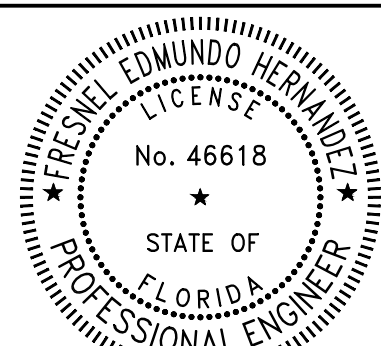


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CERTIFICATE OF AUTHORIZATION #9129

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PINECREST, FL

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